



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairman Sprague
Invocation	Dean Thompson
Pledge of Allegiance	Deanne Hall
Quorum	Chairman Sprague
Approval of Minutes for October 19, 2006	Chairman Sprague
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairman Sprague

Old Business

Rezoning.....Staff

1. **RZ 06-09-06**, Rezone Tax Map 073 Parcels 012, 012A, and 012B, 22.31 acres located at 213 Foxdale Drive and property located on Byrd Road from R-2 & R-1 to R-2 RCO. *Commission District 3. [Application] [Map] [Site Plan] [Renderings] [Staff Report]*
2. **RZ 06-10-01**, Rezone Tax Map 074C Parcel 042, 4.90 acres located at 4516 Jessie Road from R-2 to T-R. *Commission District 3. [Application] [Map] [Orig. Site Plan] [Revised Site Plan] [Staff Report]*
3. **RZ 06-10-03**, Rezone Tax Map 050 Parcels 7, 8, and 9, 2.32 acres located at 5672, 5674, and 5678 Columbia Road from R-A to M-2. *Commission District 3. [Application] [Map] [Staff Report]*

New Business

Final Plat.....Staff

4. **General Woods Parkway**, off of Washington Road and Riverwood Parkway, Zoned PUD, Tax Map 058 Parcel 017, 10.10 disturbed acres, *Commission District 3. [Map] [Staff Report]*.

Preliminary Plat.....Staff

5. **Bartram Trail V**, Columbia Road, Zoned PUD, 40 lots, 21.47 acres, *Commission District 3. [Map] [Staff Report]*.

Rezoning.....Staff

6. **RZ 06-11-01**, Rezone Tax Map 080 Parcel 004, 5.71 acres located on Buff Road from M-1 to C-3. *Commission District 2 [Application] [Map] [Staff Report]*.
7. **RZ 06-11-02**, Rezone Tax Map 079 Parcel 116, .85 acre located at 4296 Owens Road P-1 to C-2. *Commission District 2. [Application] [Map] [Staff Report]*
8. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 051I; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2. [Application] [Map] [Road Network Plan] [Staff Report]*



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

November 2, 2006

Text Amendment.....Staff

9. Node Protection Overlay Districts (NPOD) [Ordinance No. 06-08] [Staff Report]

10. Belair Road / Columbia Road Node Overlay [Ordinance No. 06-10] [Staff Report]

11. Evans-To-Locks / Fury's Ferry Road Node Overlay [Ordinance No. 06-09] [Staff Report]

Variance..... Staff

Staff Comments Staff

Public Comments.....Chairman Sprague

AdjournChairman Sprague

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: November 2006

Board/Commission	Date	Time	Location
Planning Commission	November 2, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 7, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	November 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	November 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	November 27, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, November 21, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, November 17, 2006** to place their name on the agenda for presentation.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 $\frac{1}{2}$, R-1 to R-2RCO

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 073012A, 073012B, 073012
Address 213 Foxdale Drive, Evans Ga 30809 Acreage 22.31
Road Frontage 200' feet on the North/South/East/West (circle one) side of
_____. Property is approximately 1500 feet from the
intersection of Byrd Rd & Cox Rd. The attached plat for the
property was prepared by Swift & Assoc. and dated 8/9/06

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Harry & Ruth Nelson-Abbott APPLICANT: Great Water Homes
ADDRESS: 213 Foxdale Drive ADDRESS: 236 N Old Belair Rd
CITY: Evans ZIP: 30809 CITY: Grovetown ZIP: 30813
PHONE #: Call John Capes 706-373-2500 PHONE #: 706-564-1804

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Harry Nelson-Abbott
Owner's Signature

[Signature]
Applicant's Signature

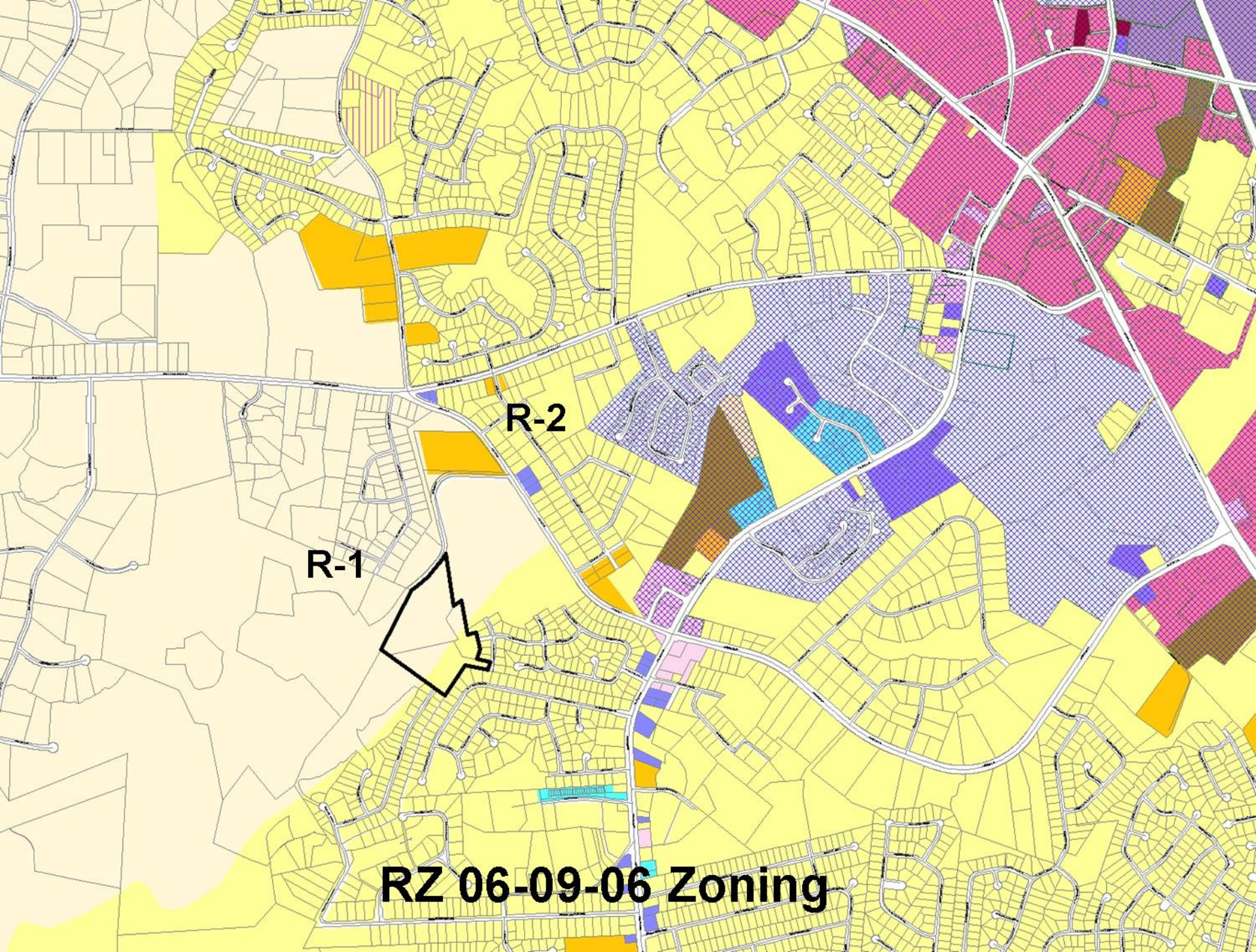
Subscribed and sworn to before me on 14th day of August 2006
By: Jessica Meadows Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

NOTARY PUBLIC COLUMBIA CO. GA.
MY COMMISSION EXPIRES 02-19-2008

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

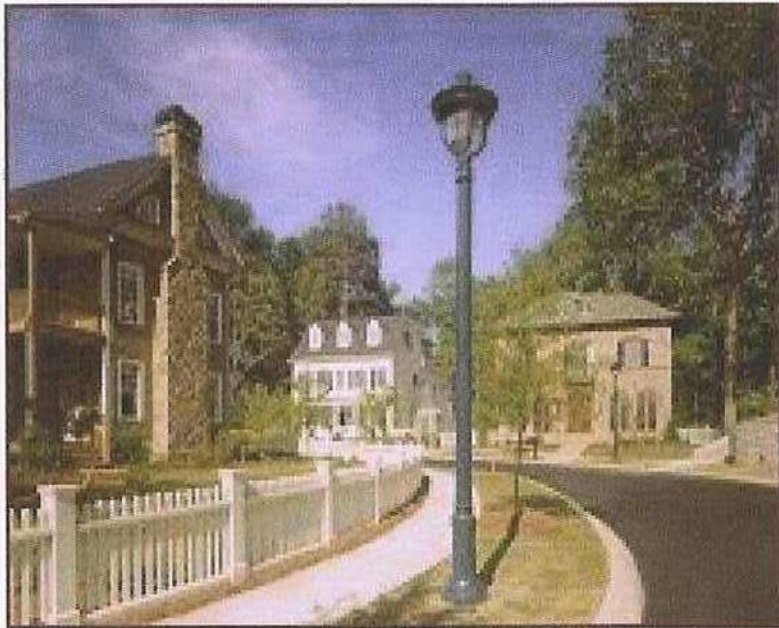


R-1

R-2

RZ 06-09-06 Zoning

“Iris Glen”



RZ 06-09-06 Renderings

2500 SF to 3500 SF - \$215,500 to \$259,900



REZONING

November 2, 2006

FILE: RZ 06-09-06

R-1 & R-2 to R-2 RCO

Property Information	
Tax ID	Tax Map 073 Parcels 012, 012A, and 012B
Location/address	213 Foxdale Drive Byrd Road
Parcel Size	±.22.31 acres
Current Zoning	R-1 and R-2 (Single Family Residential)
Existing Land Use	Single family residential
Future Land Use	Residential
Request	R-2 RCO (Single Family Residential with a Residential Cluster Overlay)
Commission District	District 3 (Ford)
Recommendation	Disapprove R-2 (RCO); Approve R-1A (RCO) with conditions

Summary and Recommendation

Harry and Ruth Nelson-Abbot, owners, and Great Water Homes, applicant, request the rezoning of three parcels totaling 22.31 acres from R-1 and R-2 to R-2 with a Residential Cluster Overlay (RCO). The parcels are located behind Evans High School, and have access from Byrd Road, Rhett Drive and Foxdale Drive. Approximately 5.6 acres of the proposed development are currently zoned R-2, while the remaining 17.7 acres are currently zoned R-1. The surrounding properties are zoned R-2 to the south, and R-1 to the north, east and west. In addition, a Columbia County greenspace area is located adjacent to the proposed development on its western edge. The proposed rezoning would, in effect, shift the R-1/R-2 demarcation line 700 feet to the west. It is interesting to note that Evans High School is currently zoned R-1 and R-2.

This matter was considered by the Planning Commission at its September 21 meeting and was tabled to allow the applicant to reconsider his request. Just prior to that Planning Commission meeting staff noted that a significantly large amount of the property has slopes of 25 to 30 percent. Slopes of this steepness are considered excessive for any kind of development. Staff was of the opinion that it would be extremely difficult to adequately deal with storm water runoff, erosion control and other issues on lots as small as 7,000 square feet. With lots this small, the density would be increased to the point where impervious surface area would be substantially higher, and the amount of yard (pervious) area available to cope with heavy runoff would be substantially less.

Neighbors were present who alleged that the sanitary sewer service in the area is inadequate to accommodate the additional development. There were also concerns raised about the potential overflow of sewage onto the property from the manhole. The water utility department visited the site this week to investigate these claims, and staff has been told that the line in question has plenty of capacity to accommodate the amount of homes that would accompany this rezoning. They also stated that there was



REZONING

November 2, 2006

FILE: RZ 06-09-06

R-1 & R-2 to R-2 RCO

no overflow of sewage onto the property and that the only items he saw that needed to be addressed required minor routine maintenance, which is an ongoing process.

The opposition also stated that the smaller lots and higher density were incompatible with their R-1 zoning on the northwest side of the proposed development. Staff met with the proponents on September 25 and advised them the density of the development should be lowered to a range more compatible with the existing R-1 zoning.

On October 4, the day before the last planning commission meeting staff met with the developer who asked staff to consider development within the R1-A zoning district with a residential cluster overlay. The R1-A district stipulates lot sizes and thus density between that of the R-1 (the current zoning) and the R-2 (the zoning district originally requested). The developer stated he would expect to realize a lot count of 30 to 32 lots within the R1-A zoning as opposed to about 53 lots proposed in the initial rezoning request.

Staff advised the petitioner that no site plan had been presented under the R1-A cluster provisions, and advised the petitioner to have his engineer prepare a plan to show the probable lot sizes, dimensions and of course lot count.

Update

On Monday, October 16, 2006, staff met with the applicant who submitted a revised site plan following the R-1A zoning district guidelines. The revised site plan depicted 32 lots within a project area of 18.51 acres, for an overall density of 1.73 units per acre. The revised plan also depicted those lots where the slope is the most severe at a depth of 220 feet. The item was tabled at the October 19th meeting to allow interdepartmental review of the new plan.

The R-1A (RCO) plan shows the street, (Byrd Road), to dead-end at the western boundary of the property. Subdivision regulations will require that this street terminate in a cul-de-sac to afford maneuverability for emergency vehicles. While staff of the county construction and maintenance department is concerned with constructing the proposed street within the development, given the steep topography, they believe that these issues can be addressed during the engineering phase of the project. Planning staff also sought confirmation from the engineering division that the 70 foot wide lots would provide adequate spacing to deal with the steep slopes in the area. Engineering has indicated the developer should be able to engineer the site to accommodate these slopes.

The portion of the property that is currently zoned R-2 is not included in the revised rezoning request. That portion of the property has an existing residential structure, and the applicant has concluded that topographical obstacles exist that may present a barrier to immediate development. Finally, staff has examined the platted but not built extension of Dry Creek Road, where it enters the proposed development to the south. Staff believes that any benefit of building the road extension is outweighed by the potential impact to existing wetland and floodplain. Therefore, staff recommends that the portion of Dry Creek Road north of Foxdale Road be abandoned and declared surplus. The property could then be dedicated to the existing property owners on each side of the right-of-way.

Interdepartmental Review



REZONING

November 2, 2006

FILE: RZ 06-09-06

R-1 & R-2 to R-2 RCO

Planning: Approval should be based on R-1A RCO zoning district guidelines, rather than the original R-2 RCO request. Sidewalks are required on both sides of all roads in the development.

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
2. The existing pond cannot be used to store sediment; a temporary sediment basin will be required.
3. The property contains wetlands; a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A deceleration lane, dimensioned for the posted speed limit will be required.
7. No irrigation systems are allowed in the right-of-way per Section 66-4 of the Columbia County Code of Ordinances.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Water and Sewer: Owner/Developer is responsible for all costs to serve parcels with water and sewer service.

Storm water: Permanent drainage and utility easements are required over all storm water infrastructure.

Construction and Maintenance: Developer to acquire necessary right-of-way and construct new access to be compatible with existing county road. Right-of-way required and developer to deed new road to county upon approval by Engineering Department.

Green Space: All passive open space (green space) must either be placed in a conservation easement and held by a land trust or placed in the Columbia County Green Space Program. There must also be access easements designated to give access to open space.

Comments

Water and Sewer: County water is available on a six inch line on Byrd Road and Rhett Drive. County sewer is available on an eight inch line located on Rhett Drive. This project will not affect the capacity of existing water and sewer infrastructure.

Stormwater: There are no active projects in the area.

Planning: Walking paths leading to the pond and other common areas will be beneficial to the overall pedestrian traffic system within the subdivision.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

Board of Education: Belair Elementary and Evans Middle School are at capacity. Evans High School is above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx



REZONING

November 2, 2006

FILE: RZ 06-09-06

R-1 & R-2 to R-2 RCO

of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.

Green space: This property is located in a targeted area for green space. There are green space program lands adjacent to this property on the south west side.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The R-1A RCO request is more suitable than the original R-2 RCO request given the terrain of the site.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will potentially adversely affect the nearby neighborhood from an environmental standpoint. However, staff believes that those effects are greatly reduced with the revised R-1A RCO proposal.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	Residential development is compatible with the purpose and intent of the GMP. The density permitted should be based upon the suitability of the site.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be developed as currently zoned. The availability of sanitary sewer would suggest a higher density if the terrain would allow. Staff has concern about the ability of the site to accommodate a greater density, but is comfortable with the density proposed under the R-1A revisions.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in the zoning of surrounding properties to the south and west, but due to the severity of slopes, staff believes that the revised R1A zoning is more appropriate.



REZONING

November 2, 2006

FILE: RZ 06-09-06

R-1 & R-2 to R-2 RCO

Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.

The revised proposal meets this balance test.



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Portion of Tax Map # 74C Parcel # 42
Address 4516 Jessie Road Acreage _____
Road Frontage 300 feet on the North/South/East/West (circle one) side of
Jessie Road ****. Property is approximately 350 feet from the
intersection of Collins Drive. The attached plat for the
property was prepared by James Swift & Assoc. and dated 8/31/06

PROPOSED USE:

If approved, the property will be used for the following purposes:
Townhome Residential "T-R"

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Rev. Jackson Parks

APPLICANT: Thomas E. Stephenson, Jr.

ADDRESS: 2516 Jessie Rd

ADDRESS: 582 Graystone Place

CITY: Augusta Ga ZIP: 30907

CITY: EVANS GA ZIP: 30809

PHONE #: (706) 860-9083

PHONE #: (706) 364-7653

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Rev. Jackson Parks
Owner's Signature

Thomas E. Stephenson, Jr.
Applicant's Signature

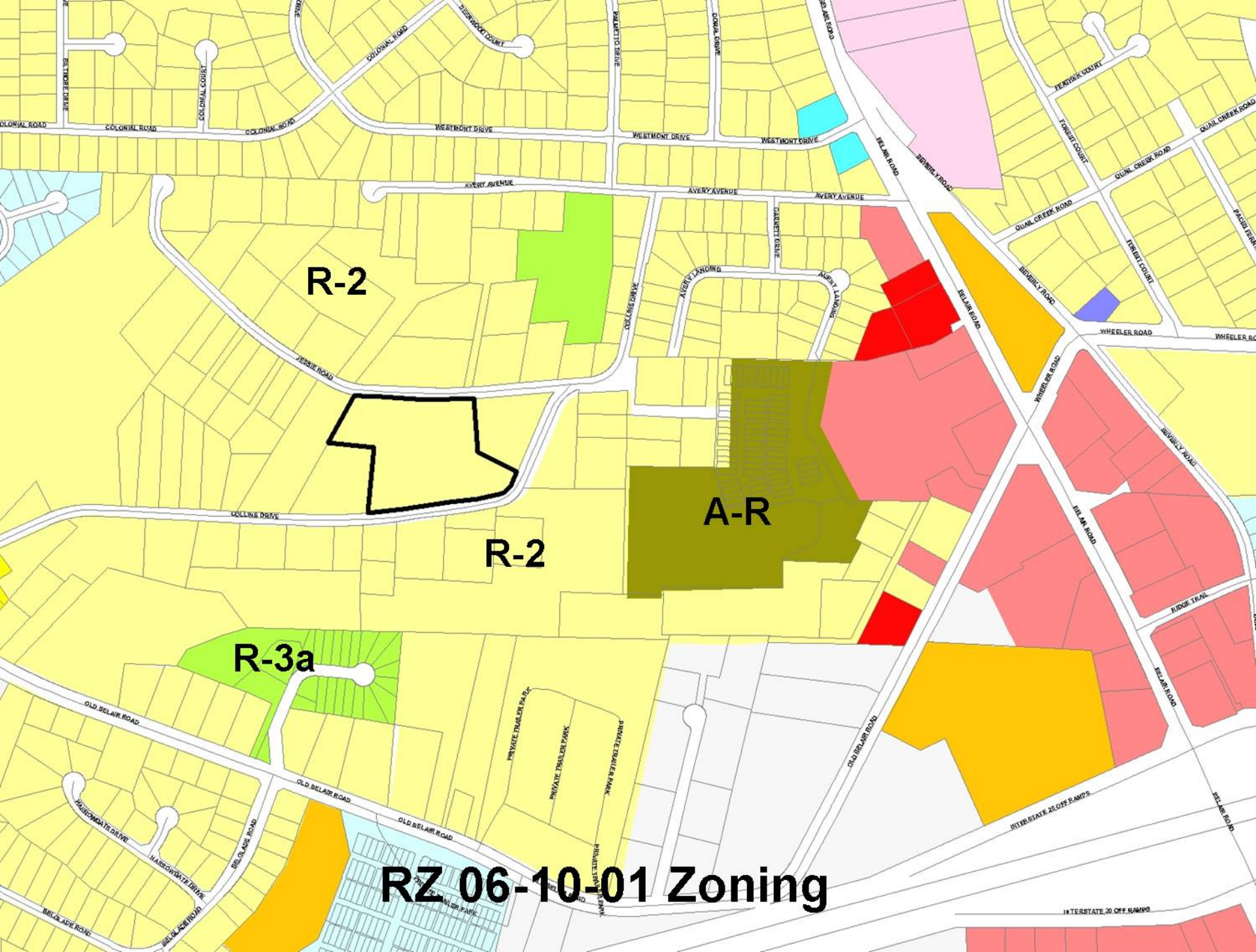
Subscribed and sworn to before me on 31st day of AUGUST 2006
By: JENNIFER SOMMA Notary Public

Jennifer M. Somma
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809



Date Received: 9/8/06
Public Hearing Date: 10/19
File # RZ 06-10-01



R-2

R-2

A-R

R-3a

RZ 06-10-01 Zoning







REZONING

November 2, 2006

FILE: RZ 06-10-01

R-2 to T-R

Property Information	
Tax ID	Tax Map 074C Parcel 042 (portion)
Location/address	4516 Jessie Road
Parcel Size	± 4.90 acre
Current Zoning	R-2(Single Family Residential)
Existing Land Use	Undeveloped Single Family Residential
Future Land Use	Residential higher density near to Interstate Service Area node
Request	T-R (Townhome Residential)
Commission District	District 3(Ford)
Recommendation	Disapprove T-R; Approve R-3A

Summary and Recommendation

Reverend Jessie Parks, owner, and Tommy Stephenson, applicant, request the rezoning of property located at 4516 Jessie Road from R-2 single-family residential to T-R townhome residential. The 4.90 acres submitted for rezoning are a portion of a larger 5.49 acre tract. A 0.61 acre parcel is excluded from the request, and has an existing single family residence. The surrounding property is R-2 on all sides.

Although the property is surrounded by R-2 zoning, there are some higher density residentially zoned properties in the immediate area. There is a 4.09 acre R-3A parcel located approximately 415 feet to the northeast that is undeveloped. There is also R-3A property located approximately 500 feet to the south of Woodberry, a single family residential development that has lot sizes of approximately 6,000 square feet. Avery Landing is a 6.15 acre townhome development that is located approximately 850 feet to the east on the edge of the Tier II Interstate Service Area node.

The minimum lot size in the R-3A zoning district is 7,500 square feet for single-family residential or 10,000 square feet for duplex development. However, the Woodberry Trail project was developed as a duplex development having 12,000 square foot lots. At a later date, the duplexes were allowed to be subdivided, thus creating 6,000 square foot lots with zero side lot lines.

The applicant initially proposed a town home development with 39 units, for a density of 7.9 units per acre. The T-R zoning district is intended to serve as a transition between single-family detached houses and existing commercial and apartment zoning districts. The proposed location does not meet that requirement. In addition, typically one would want townhome developments to be located on an arterial or collector road. The applicant property has frontage on both Collins Drive and Jessie Road, and is approximately one-half mile from the nearest collector road.



REZONING

November 2, 2006

FILE: RZ 06-10-01

R-2 to T-R

While staff cannot recommend the approval of the T-R zoning, there is consensus that the property is in an area that is appropriate for redevelopment at a higher density than the existing R-2 would allow. Staff recommended that the applicants consider revising their development plans under the R-3 or R-3A zoning district provisions. Staff believes that either small-lot single-family detached or perhaps some sort of duplex development with an overall density of 4-6 units per acre would be more appropriate than the 7.9 units per acre T-R density currently proposed.

This item was tabled at the October 19, 2006 Planning Commission meeting to give the applicant additional time to revise the submitted plan based on staff comments and interdepartmental review. The applicant now requests to amend the rezoning petition to R-3A to allow for the development of duplex residential. The applicant has submitted a preliminary site plan which depicts 24 lots within a project area of 4.90 acres, for a density of 4.9 units per acre. In addition, the preliminary site plan shows 0.62 acre of greenspace, or 13 per cent of the project area.

Staff recommends approval of the amended request to R-3A, with all staff comments to be included.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required.
5. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Storm Water: An Easement is required over all storm water conveyance systems.

Construction and Maintenance: Access to be approved by County Engineering Department.



REZONING

November 2, 2006

FILE: RZ 06-10-01

R-2 to T-R

Comments

Water and Sewer: County water is available on a six inch line on Jessie Road and Collin Drive. County sewer is available on an eight inch line on Collins Drive. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Health Department: Should have county sewer.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Thefts and property damage are associated with residential development. Additional patrols will be needed to deter these types of crimes and increased vehicular traffic. There is adequate access for public safety vehicles.

Board of Education: Brookwood Elementary is at capacity. Columbia Middle School and Evans High School are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is not navigable by school buses.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request for T-R is not consistent with the prevailing zoning and land use pattern. R-3A zoning is more compatible with the surrounding zoning and will provide opportunity for redevelopment in this area.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The T-R request will adversely affect the nearby neighborhood. R-3A would be more compatible.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The T-R zoning proposal is not compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for single-family residential use or duplex development.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal could cause excessive or burdensome use of public facilities or services, in that the road access is inadequate for T-R development.



REZONING

November 2, 2006

FILE: RZ 06-10-01

R-2 to T-R

Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is not reflected in existing zoning of nearby properties, and its location outside of the Tier II Interstate Service Area node make the property inappropriate for town home density of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for T-R does not meet this balance test. R-3A would provide a more compatible density and opportunity for redevelopment of the area.



REZONING APPLICATION



1. REZONING REQUEST

The undersigned requests that the property described below be rezoned from Residential to M-2

R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential), R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)

2. PROPERTY LOCATION

Tax Map # 50 Parcel # 7
 Address 5672 Columbia Rd
 Acreage 1.00
 Road Frontage 55.1 feet on the North South East/West (circle one) side of Columbia Rd
 Property is approximately 285 feet from the intersection of Columbia Rd & Chamblin Rd
 The attached plat for the property was prepared by John McGill and is dated 12/16 19 85

3. PROPOSED USE

If approved, the property will be used for the following purposes: TRUCK CONTAINER STORAGE

4. APPLICANT AND OWNERSHIP INFORMATION

OWNER MIKE & LESLIE FORCE APPLICANT M. VERNON SMITH
 ADDRESS 4131 DUNES DR. ADDRESS 207 HUDSON TRACE DR
 PHONE # () EVANS GA 30809 PHONE # () Augusta GA 30907
706-650-2825 706-855-7653

5. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Leslie Force
 Owner's Signature

M. Vernon Smith
 Applicant's Signature

Subscribed and sworn to before me on 11th day of September 2006

By: Melani Justice Notary Public

Please return original notarized application and 10 copies, along with your \$535.00 application fee to:
 NOTARY PHILIP LINCOLN CO. GA.
 MY COMMISSION EXPIRES 04-11-2009

Columbia County Planning and Zoning Division
 P. O. Box 498
 630 Washington West Drive
 Evans, GA 30809
 Phone 706-868-3400 Fax 706-868-3381

OFFICE USE ONLY

FILE #:
DATE RECEIVED:

REZONING APPLICATION



1. REZONING REQUEST

The undersigned requests that the property described below be rezoned from RESIDENTIAL to M-2

R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential), R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)

2. PROPERTY LOCATION

Tax Map # 50 Parcel # 8

Address 5674 Columbia Rd

Acreage 0.34

Road Frontage 185 feet on the North South East/West (circle one) side of Columbia Rd

Property is approximately 99 feet from the intersection of Columbia Rd & Chamber Rd

The attached plat for the property was prepared by John McGill and is dated 12/16 191985

3. PROPOSED USE

If approved, the property will be used for the following purposes: TRUCK & CONTAINER STORAGE

4. APPLICANT AND OWNERSHIP INFORMATION

OWNER Maggie L. Kelley
ADDRESS 5674 Columbia Rd
PHONE # () GROVETOWN, GA. 30803
706-868-9554

APPLICANT M. VERNON Smith
ADDRESS 207 Hudson Trace Dr
PHONE # () Augusta GA 30807
706-855-7653

5. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official No (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Maggie L. Kelley
Owner's Signature

M. Vernon Smith
Applicant's Signature

Subscribed and sworn to before me on 11th day of September 2006

By: Melanie Justice Notary Public

NOTARY PUBLIC LINCOLN CO. GA.
MY COMMISSION EXPIRES 04-11-2009

Columbia County Planning and Zoning Division
P. O. Box 498
630 Washington West Drive
Evans, GA 30809

Phone 706-868-3400 Fax 706-868-3381

OFFICE USE ONLY

FILE #:

DATE RECEIVED:

REZONING APPLICATION



1. REZONING REQUEST

The undersigned requests that the property described below be rezoned from RESIDENTIAL to M-2

R-A (Residential Agricultural), R-1 (Low Density Residential), R-1A (Low to Medium Density Residential), R-2 (General Residential), R-3 (Moderate Density Residential), R-3A (High Density Residential), R-4 (Recreational Residential), T-R (Townhouse Residential), A-R (Apartment Residential), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), M-1 (Light Industrial), M-2 (General Industrial), P-1 (Professional), S-1 (Special), PUD (Planned Unit Development), PDD (Planned Development District)

2. PROPERTY LOCATION

Tax Map # 50 Parcel # 9
 Address 5678 Columbia Rd.
 Acreage 0.98
 Road Frontage 99.25 feet on the North South East/West (circle one) side of Columbia Rd.
 Property is approximately 99 feet from the intersection of Columbia Rd @ Chamberlin Rd
 The attached plat for the property was prepared by John McGill and is dated 12/16 191985

3. PROPOSED USE

If approved, the property will be used for the following purposes: TRUCK & CONTAINER STORAGE

4. APPLICANT AND OWNERSHIP INFORMATION

OWNER HARRY & LINDA OWENS APPLICANT M. VERNON SMITH
 ADDRESS 5678 Columbia Rd ADDRESS 207 HUDSON TRACE DR
 PHONE # () GROVETOWN, GA 30813 PHONE # () Augusta GA 30907
706-868-9557 706-855-7653

5. DISCLOSURES

Does any local government official or member of the family have a financial interest in property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, submit full disclosure.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Harry T. Owens
 Owner's Signature

M. Vernon Smith
 Applicant's Signature

Subscribed and sworn to before me on 11th day of September 192006

By: Melanie Justus Notary Public

NOTARY PUBLIC LINCOLN CO. GA.
 MY COMMISSION EXPIRES 04-11-2009

Please return original notarized application and 10 copies, along with your \$535.00 application fee to:
 Columbia County Planning and Zoning Division
 P. O. Box 498
 630 Washington West Drive
 Evans, GA 30809

Phone 706-868-3400 Fax 706-868-3381

OFFICE USE ONLY

FILE #:

DATE RECEIVED:

S-1

R-A

M-2

S-1

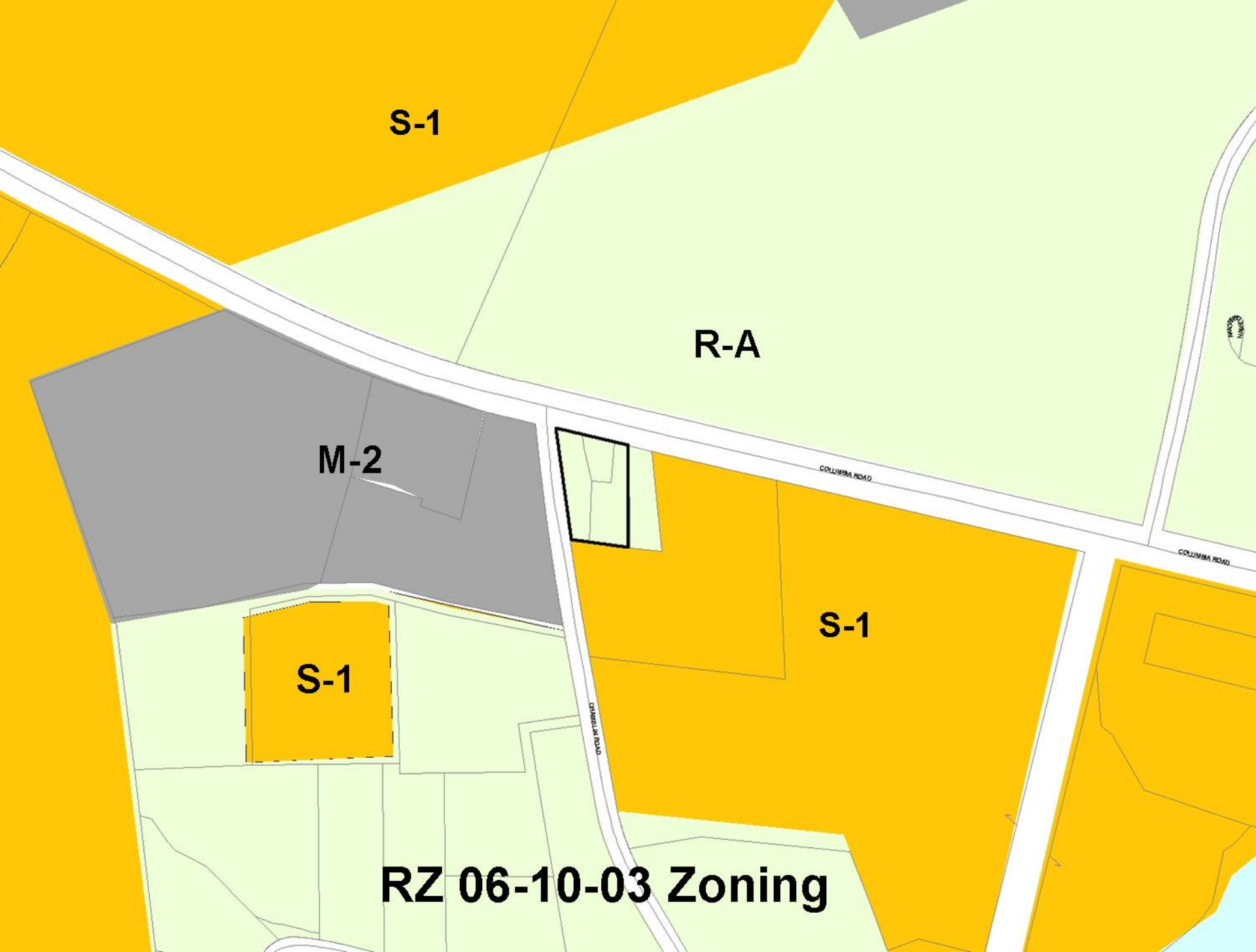
S-1

RZ 06-10-03 Zoning

COLUMBIA ROAD

COLUMBIA ROAD

CHANNING ROAD





REZONING

November 2, 2006

FILE: RZ 06-10-03

R-A to M-2

Property Information	
Tax ID	Tax Map 050 Parcel 7 Tax Map 050 Parcel 8 Tax Map 050 Parcel 9
Location/address	5672 Columbia Road 5674 Columbia Road 5678 Columbia Road
Parcel Size	± 2.32 acres
Current Zoning	R-A(Residential Agriculture)
Existing Land Use	Single Family Residential
Future Land Use	Property is located 0.63 mile west of the Tier II Bartram Trail node
Request	M-2 (General Industrial)
Commission District	District 3(Ford)
Recommendation	Disapprove

Summary and Recommendation

Mike and Leslie Force, Maggie Kelley, and Harry and Linda Owens, owners, and Vernon Smith, applicant, request the rezoning of three parcels on Columbia Road near its intersection with Chamblin Road from R-A Residential Agriculture to M-2 General Industrial. The proposed use is for truck and container storage. The surrounding properties are zoned R-A to the north and east, S-1 to the south for New Heights Community Church, and M-2 to the west across Chamblin Road. The M-2 general industrial district is established to provide areas for manufacturing, assembling, fabricating, warehousing and related activities. Such uses generate some emissions and have some adverse effects on surrounding properties, and are not compatible with primary commercial, institutional and residential uses. In addition, the location outside of any identified node would suggest that the property should remain residential in character.

Staff recognizes that this portion of the county presents challenges to the Planning Commission. Much of the area has been developed as industrial in nature, given the proximity of the rock quarries and activities that are related to the quarries. In addition, the property is near the former county landfill which attracted a number of related users. Finally, the properties are located within 1/10 of a mile of the Columbia County Fairgrounds.

Originally, the applicant inquired about the possibility of commercial zoning at this corner. Staff informed the applicant that the Growth Management Plan would not support such a request given the property's location outside of a node. The properties are also not served by public sewer, which could provide an obstacle to commercial development. Conversely, while there is industrial property in the area, staff is concerned with the industrial zoning crossing Chamblin Road and its possible impacts on surrounding



REZONING

November 2, 2006

FILE: RZ 06-10-03

R-A to M-2

properties, including the church property and other residential uses along Chamblin Road. Finally, the Board of Education intends to develop property on Chamblin Road and Baker Place Road for a new high school, and staff believes that a private school is also forthcoming with a rezoning request for property located across from the proposed county high school. The increase in industrial zoning along Chamblin Road could increase the number of large trucks within a school traffic zone.

This item was tabled at the October 19, 2006 Planning Commission meeting in order to allow the applicant additional time to negotiate with adjacent property owners and to attempt to resolve some of the concerns raised by staff. Staff has consistently advised the applicant that the Growth Management Plan would not support either industrial or commercial zoning at this location. There is a commercial node approximately ½ mile to the east. Staff believes that any non-residential zoning at this location should be confined to an institutional nature.

Staff recommends disapproval.

Interdepartmental Review

Conditions

Engineering: The property is located in the Little Kiokke Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A left turn analysis will be required to determine the need for installation of a left turn lane.
 - A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - Access to the property from SR 232 must be approved by the GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Stormwater: An easement is required over all storm water conveyance systems.

Construction and Maintenance: Access to SR 232 must be approved by Georgia Department of Transportation. Access to County Road must be approved by the County Engineering Department.

Comments



REZONING

November 2, 2006

FILE: RZ 06-10-03

R-A to M-2

Water and Sewer: County water is available on a twelve and eight inch line on Columbia Road and Chamblin Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are future plans for sewer expansion. Planned sewer extensions would be several thousand feet from the properties.

Stormwater: Permanent drainage and utility easements are required. There are no active projects in the area.

Health Department: Should have county sewer.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development will increase vehicular traffic in this area. Patrols will be needed to monitor increased traffic flow and safety conditions. There is adequate access for public safety vehicles. Deceleration lanes are recommended.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is not consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is not compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for residential (higher density) or institutional uses.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal could cause excessive or burdensome use of public facilities or services by directing more large truck traffic onto Chamblin Road
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of nearby properties, but its location outside of the Tier II Bartram Trail node is inappropriate for this type of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request does not meet this balance test.

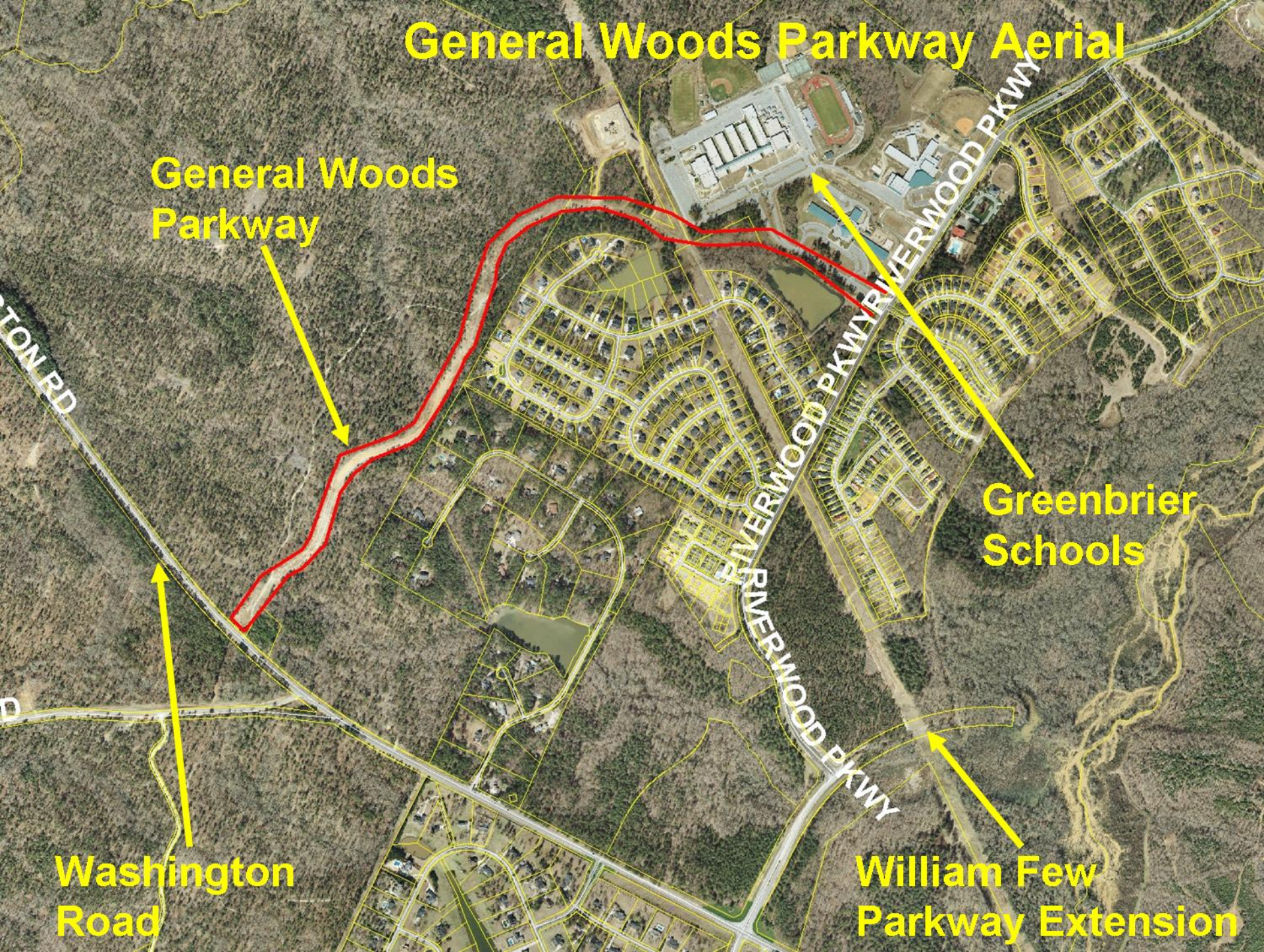
General Woods Parkway Aerial

General Woods
Parkway

Greenbrier
Schools

Washington
Road

William Few
Parkway Extension



General Woods Parkway Plat





FINAL PLAT

GENERAL WOODS PARKWAY

Property Information

Subdivision Name	General Woods Parkway
Location/address	Off of Washington Road and Riverwood Parkway
Development Acreage	10.10 acres
Number of lots/units	2 Large Parcels (created by the road)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Bryant Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with Conditions

Summary and Recommendation

Pollard Land Company, Inc. seeks final plat approval for the General Woods Parkway road project (f.k.a. Pollard's Pass). This plat will identify the right-of-way for dedication to the county as a public road. The project contains 10.10 disturbed acres of property, and it is zoned PUD (Planned Unit Development). It is a collector road designed for a posted speed limit of 35 mph that is intended to diffuse the large amounts of traffic currently being generated by the Greenbrier schools. It is also intended to accommodate traffic from all of the proposed Riverwood West subdivisions.

This road came in for preliminary plat approval on September 15, 2005. Since that time, the developer has constructed the entire road except for a 200 foot portion that will connect the road to Washington Road. The reason for the delay in making this connection has been getting engineering plans prepared to meet GDOT requirements for minimum site distance and taper distance based on the number of trips generated per day. GDOT has stated that approval will come once they receive the revisions they require. It should be noted that Riverwood West subdivision is directly impacted by the construction and completion of General Woods Parkway, as all of the lots require this road for access to Washington Road. The Planning Commission approved the preliminary plat for Riverwood West at their May 4, 2006, meeting with the following condition:

“General Woods Parkway must be completed all the way from Riverwood Parkway to Washington Road prior to approval of the final plat to sell lots off. Additionally, Pond View Drive must be connected to General Woods Parkway prior to approval of the final plat.”

As approval of this road is of a time-sensitive nature, the Board of Commissioners has asked that the Planning Commission approve the final plat for General Woods Parkway subject to the following conditions:

1. **Acceptance of the right-of-way and improvements within the right-of-way by the board of commissioners on November 7, 2006.**



FINAL PLAT

GENERAL WOODS PARKWAY

2. The planning commission's previously established condition for subdivisions within Riverwood West remains in effect that no final plat of subdivision for lots within Riverwood West shall be given final approval nor released for sale of lots until the connection of General Woods Parkway to Washington Road has been completed, inspected, and accepted by the Board of Commissioners.
3. All other original conditions of subdivision approval for both General Woods Parkway and Riverwood West shall remain applicable.



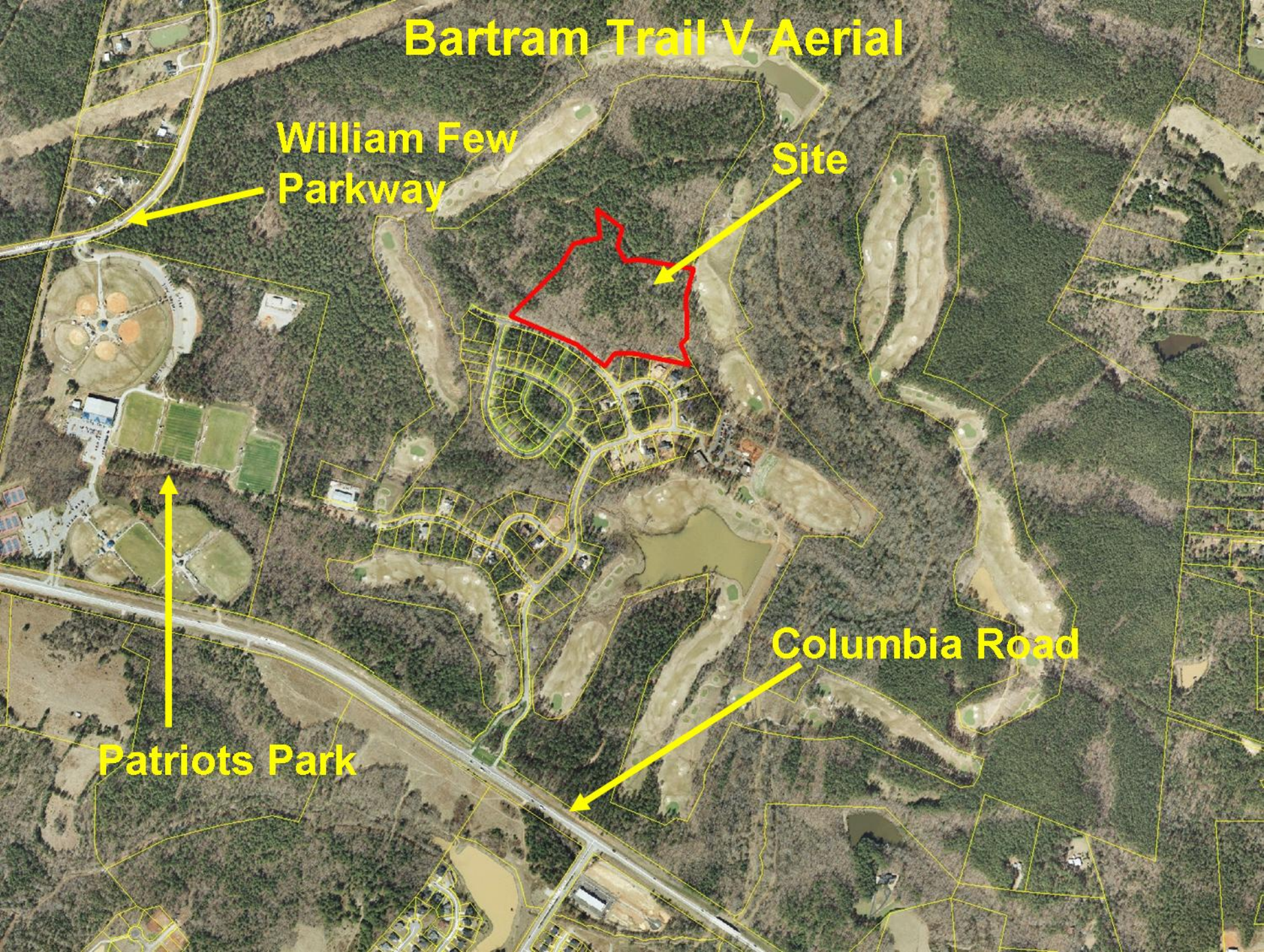
Bartram Trail V Aerial

William Few
Parkway

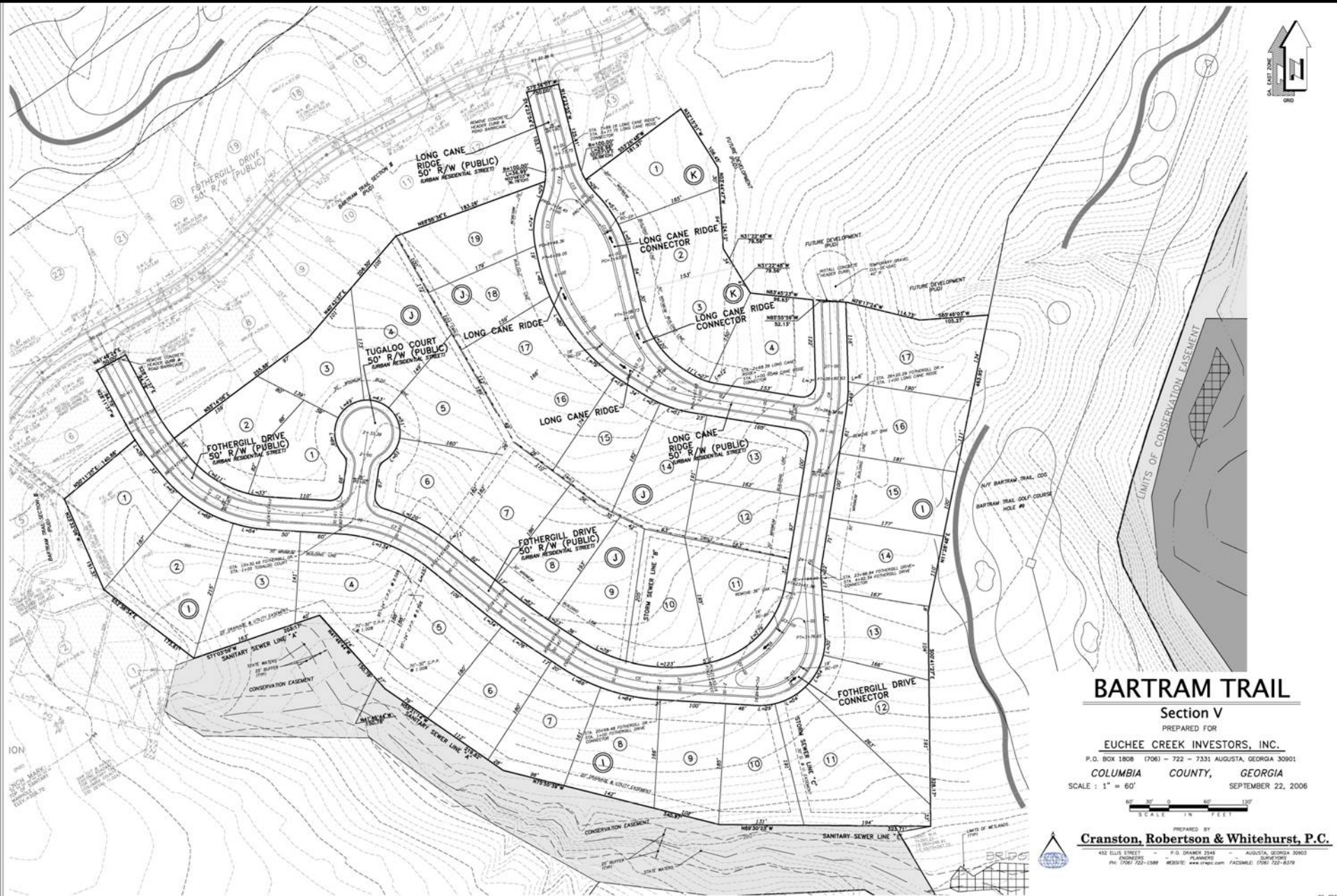
Site

Columbia Road

Patriots Park



Bartram Trail V Site Plan



BARTRAM TRAIL

Section V

PREPARED FOR

EUCHEE CREEK INVESTORS, INC.

P.O. BOX 1808 (706) - 722 - 7331 AUGUSTA, GEORGIA 30901

COLUMBIA COUNTY, GEORGIA

SCALE : 1" = 60' SEPTEMBER 22, 2006



PREPARED BY
Cranston, Robertson & Whitehurst, P.C.

452 ELLIS STREET P.O. BOX 1548 AUGUSTA, GEORGIA 30901
ENGINEERS PLANNERS
PH: (706) 722-1588 WEBSITE: www.crwpc.com FACSIMILE: (706) 722-8379



PRELIMINARY PLAT

BARTRAM TRAIL V

Property Information

Subdivision Name	Bartram Trail V
Location/address	Off of Columbia Road
Development Acreage	21.47 acres
Number of lots/units	40 lots
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	CRW
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Euchee Creek investors, Inc., seeks preliminary plat approval for Bartram Trail V located on Columbia Road. This property is zoned PUD (Planned Unit Development), and the plans call for 40 lots on 21.47 acres for a density of 1.86 lots/acre. All departments, including NRCS, have conditionally approved the plans. Water utility staff has a few outstanding issues with manholes that need to be addressed. Water utility staff is working with the civil engineer to resolve these issues. A few other changes must to be made to the preliminary plans before they will be released for construction.

Staff recommends **approval** with all staff conditions included.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from M-1 to C-3

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 80 Parcel # 4
Address Buff Road Acreage 5.71
Road Frontage 503.52 feet on the North/South/East/West (circle one) side of
Belair Frontage Road Property is approximately 0 feet from the
intersection of Buff Road The attached plat for the
property was prepared by WR Toole Engineers, Inc. and dated August 9, 1999

PROPOSED USE:

If approved, the property will be used for the following purposes:

Future retail use by purchaser of property.

APPLICANT AND OWNERSHIP INFORMATION:

Alex M. Talebzaden a/k/a Mohammad
OWNER: Talebzadeh, individually and APPLICANT: John J. Flynt, III
Executor U/W of Max Tall Lester, Lester & Flynt
ADDRESS: 3516 Ironwood Drive ADDRESS: 1007 Broad Street
CITY: Augusta, GA ZIP: 30907 CITY: Augusta, GA ZIP: 30901
PHONE #: (706) 833-1950 PHONE #: (706) 722-0254

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

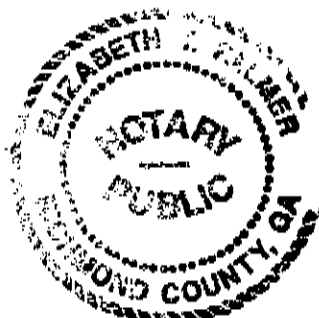
[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 28th day of September 2006
By: Elizabeth Palmer Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

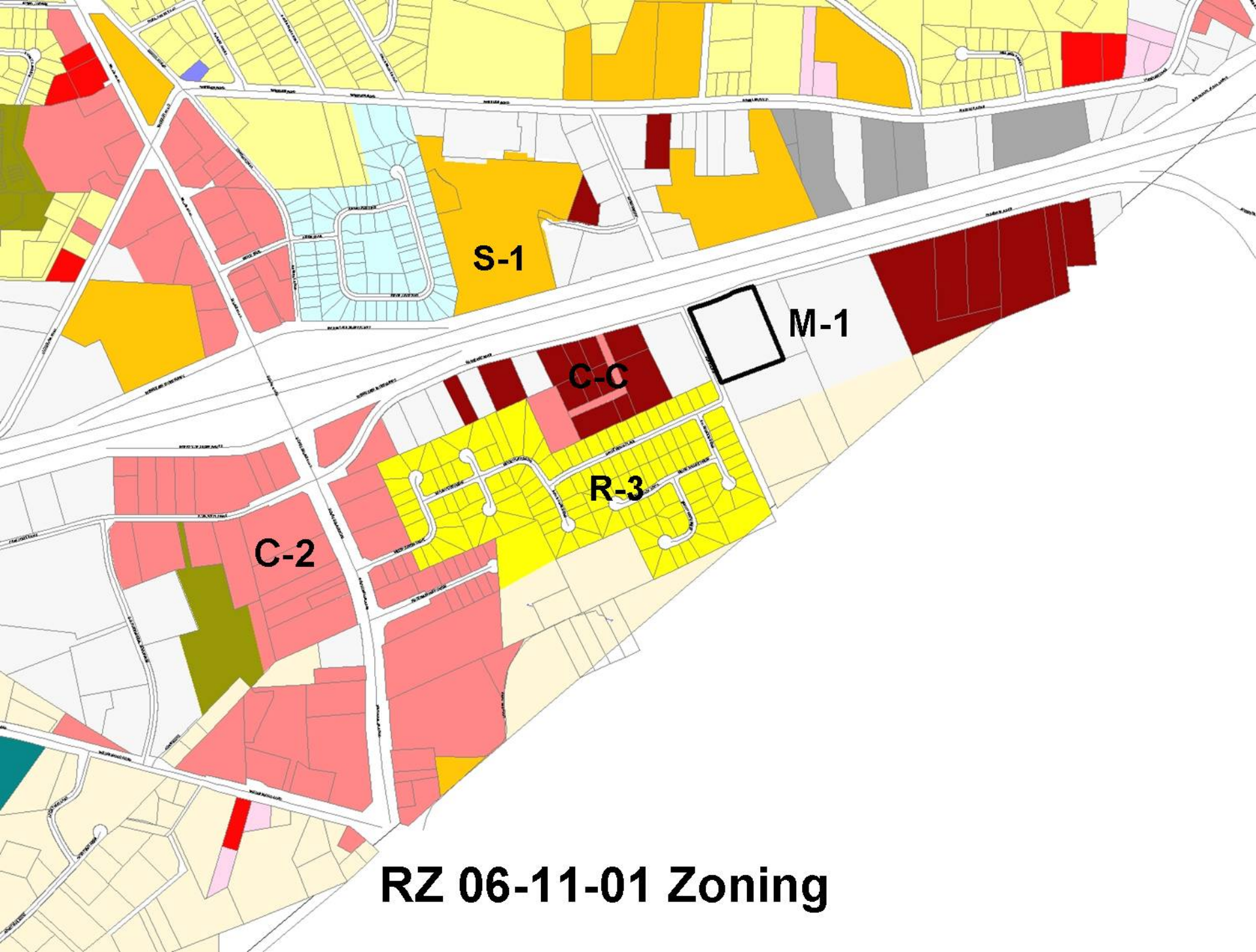
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809



Date Received: 9/28/06
Public Hearing Date: 11/2/06
File # R206-11-01

TOTAL P.02

MY COMMISSION EXPIRES:
JANUARY 9TH, 2007



RZ 06-11-01 Zoning



REZONING

November 2, 2006

FILE: RZ 06-11-01

M-1 to C-3

Property Information	
Tax ID	Tax Map 080 Parcel 004
Location/address	Frontage Road at Buff Road
Parcel Size	± 5.71 acres
Current Zoning	M-1 (Light Industrial)
Existing Land Use	Undeveloped Industrial
Future Land Use	Property is located approximately 350 feet from the eastern boundary of the Tier II Interstate Service Area node
Request	C-3 (Heavy Commercial)
Commission District	District 2 (Mercer)
Recommendation	Approve

Summary and Recommendation

Alex Talebzaden, owner, and John Flynt, applicant request the rezoning of property located at the intersection of Frontage Road and Buff Road from M-1 light industrial to C-3 heavy commercial. The surrounding properties are all zoned M-1, although there are some C-3 and R-3 properties in the immediate vicinity.

The M-1 light industrial district is established to provide areas for industry in locations which are served by major transportation facilities and adequate utilities, but are not feasible nor highly desirable for conventional industrial development because of their proximity to residential, recreational, commercial or related developments. The M-1 district is to permit development, compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking areas.

The C-3 heavy commercial district is established to provide areas for distribution, sales, service or storage activities involving goods or equipment requiring extensive indoor or outdoor spaces, large or specialized handling equipment or significant truck or rail transportation. Such uses generate limited emissions and noise which make them incompatible with other commercial or residential uses.

Although there are limited differences between the M-1 and C-3 districts, perhaps the most salient difference regarding the use is one of outdoor storage. The M-1 district is intended to facilitate manufacturing uses which are primarily conducted inside. The C-3 district, on the other hand, is intended to allow extensive outdoor storage. Most notably, uses such as manufactured homes, boat and recreational vehicle sales would most typically be found in the C-3 zoning district. Although the property is surrounded by other M-1 properties, the location of the subject property along the Frontage Road of I-20 would also lend itself to typical C-3 uses which rely heavily on Interstate highway access. In addition, heavy commercial uses, as opposed to manufacturing uses may be less intrusive upon residentially zoned



REZONING

November 2, 2006

FILE: RZ 06-11-01

M-1 to C-3

property in the immediate vicinity. Finally, there is an abundance of similarly zoned C-3 property along Frontage Road. Frontage Road is an area of the county where staff would expect a combination of both light industrial and heavy commercial uses, due to its proximity to the Interstate highway system.

Staff recommends **approval** with all staff comments included.

Interdepartmental Review

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. A left turn analysis will be required to determine the need for installation of a left turn lane.
4. Storm water detention will be required unless site improvements result in no net increase in runoff.
5. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Water and Sewer: Sanitary sewer would have to be extended from within Ridge Pointe Subdivision. The Owner/Developer is responsible for all costs incurred.

Construction and Maintenance: Access to be approved by the County Engineer and includes required turn lanes.

Stormwater: Permanent drainage and utility easements are required over all storm water infrastructure. This area is prone to flooding of down hill properties on Buff Road. This must be considered when designing the drainage.

Comments

Water and Sewer: County water is available on a six inch line on Belair Frontage Road. County sewer is available on an eight inch line on Sandy Ridge Place. This project will not affect the capacity of existing water and sewer infrastructure.

Health Department: Should have county sewer.

Storm water: There are no active projects in the area.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be

A Community of Pride...A County of Vision...Endless Opportunity



REZONING

November 2, 2006

FILE: RZ 06-11-01

M-1 to C-3

needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.

Construction and Maintenance: This project will not affect the priority of planned road projects.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for industrial use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of nearby properties, and its location along Frontage Road is appropriate for this type of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from P1 to S2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 116
Address 4296 OWENS Rd Acreage .85
Road Frontage _____ feet on the North/South/East/West (circle one) side of
South Side of OWENS Property is approximately 1140 feet from the
intersection of OWENS & WASHINGTON. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Commercial Use

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: George S. Harrison APPLICANT: Spur
ADDRESS: 237 W. Vine/land Rd ADDRESS: _____
CITY: Augusta ZIP: 30904 CITY: _____ ZIP: _____
PHONE #: 706 294-6788 PHONE #: _____

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.



Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 28th day of September 2006
By: Hayden Baugher Notary Public

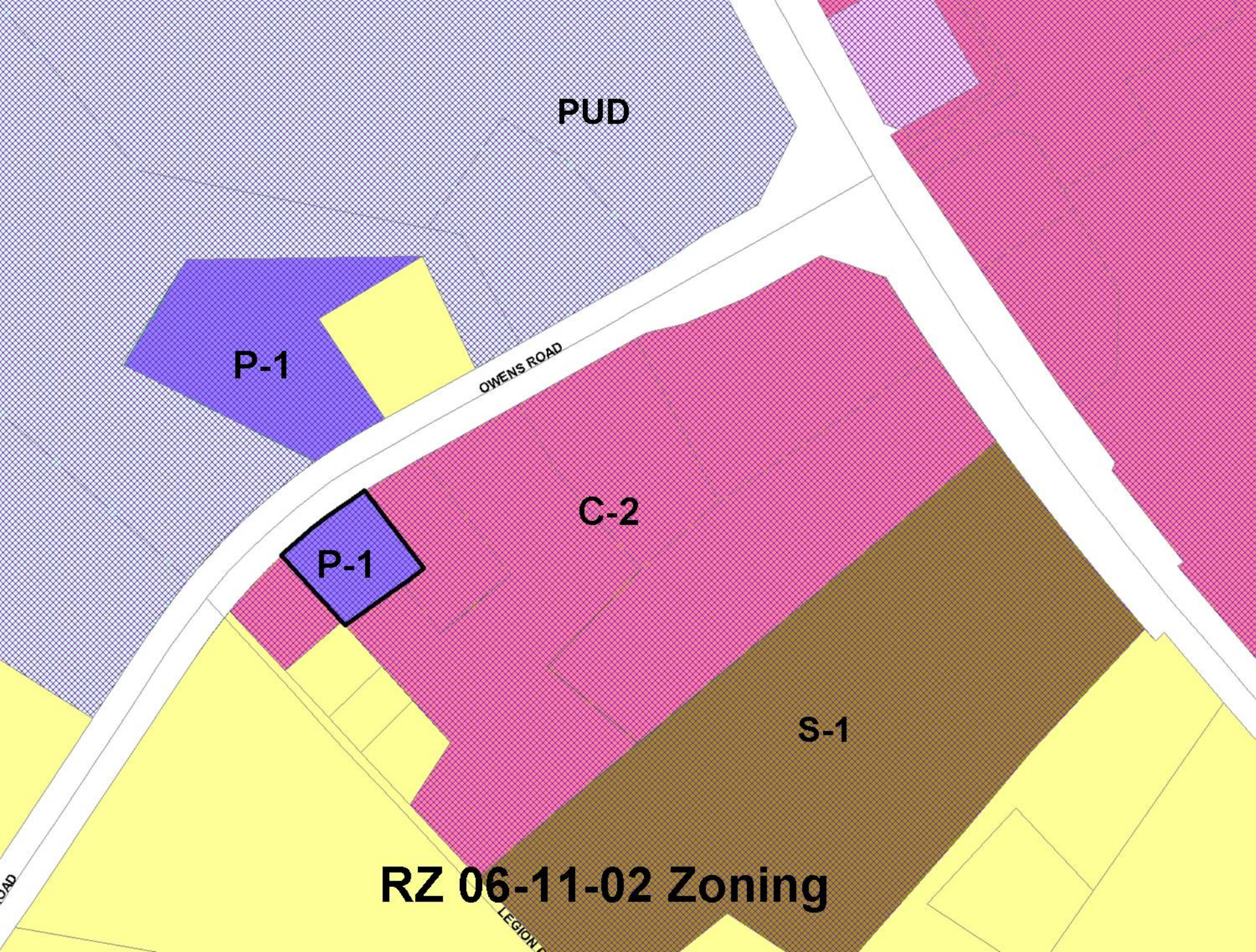
My Commission Expires 4/17/10
Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 9/28/06
Public Hearing Date: 11/2/06
File # R2-06-11-02



PUD

P-1

OWENS ROAD

P-1

C-2

S-1

RZ 06-11-02 Zoning

LEGION



REZONING

November 2, 2006

FILE: RZ 06-11-02

P-1 to C-2

Property Information	
Tax ID	Tax Map 079 Parcel 116
Location/address	4296 Owens Road
Parcel Size	± 0.85 acre
Current Zoning	P-1 (Professional)
Existing Land Use	Vacant Professional
Future Land Use	Property is located within the Tier I Evans Town Center node
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	Approve

Summary and Recommendation

George Harrison, owner and applicant, requests the rezoning of property located at 4296 Owens Road from P-1 professional office to C-2 general commercial. The applicant does not have any immediate plans to develop the property, but it is adjacent to the recently developed Academy Sports on Washington Road at Owens Road. The property is surrounded by C-2 properties, and the rezoning would eliminate an island of P-1. Finally, the proposed rezoning does not conflict with the GMP's Nodal Development concept.

In addition to the applicant property, there are three residential parcels on the eastern side of Legion Drive that adjoin the large Academy Sports commercial property. Staff anticipates that at some point those owners may also seek to have their property rezoned, but the condition of Legion Drive could be an obstacle to any commercial use of those properties. Staff is not favorable to the encroachment of any non-residential zoning west of Legion Drive

Staff recommends **approval** with all staff comments included.



REZONING

November 2, 2006

FILE: RZ 06-11-02

P-1 to C-2

Interdepartmental Review

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - A left turn analysis will be required to determine the need for installation of a left turn lane.
 - A deceleration lane, dimensioned for the posted speed limit on Owens Road will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Turn lanes will need to be addressed by the Engineering Department.

Storm water: Permanent drainage and utility easements are required over all storm water infrastructure

Comments

Water and Sewer: County water is available on a ten inch line on Owens Road. County is available on an eight inch line located in the rear of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Health Department: Should have county sewer.

Storm water: There are no active projects in the area.

Sheriff: There have been traffic accidents in the past 12 months. This project will affect safety and traffic conditions in the area. Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow, safety conditions, and crime prevention. There is adequate access for public safety vehicles.

Construction and Maintenance: This project will not affect the priority of planned road projects. Road widening on Owens Road is being considered under a bond issue project. Engineering should review ingress/egress to avoid impacts with future projects.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING

November 2, 2006

FILE: RZ 06-11-02

P-1 to C-2

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request will not adversely affect the nearby neighborhood.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for professional office use.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of nearby properties, and its location within the Tier I Evans Town Center node is appropriate for this type of development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from M-1 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 078 B Parcel # 0511
Address Flowing Wells Rd Acreage 6.213
Road Frontage 300 feet on the North/South/East/West (circle one) side of
Flowing Wells Road Property is approximately 100 feet from the
intersection of Flowing Wells & Wheeler Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: McKnight Properties Inc. APPLICANT: B+C Southeast, LLC
ADDRESS: 635 Northwest Frontage ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

W. D. McKnight
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet A. [Signature] Notary Public

My Commission Expires 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 039
Address Pleasant Home Rd. Acreage 6.21
Road Frontage 650 feet on the North (South) East/West (circle one) side of
Pleasant Home Road. Property is approximately 425 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: William D McKnight + Mason H. McKnight III APPLICANT: B+C Southeast, LLC
ADDRESS: PO Box 204718 ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30917 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706)-722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

William D. McKnight
Owner's Signature

B+C Southeast
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet N. Gordon Notary Public

My commission expires 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 039
Address Pleasant Home Rd. Acreage _____
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
_____ feet from the intersection of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mason H. McKnight III APPLICANT: B+C Southeast, LLC
ADDRESS: PO Box 204718 ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30917 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Will D. McKnight III
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Gorman Notary Public

my commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 040
Address Pleasant Home Rd. Acreage 5.04
Road Frontage none feet on the North/South/East/West (circle one) side of
intersection of Pleasant Home & Old Anderson. Property is approximately 910 feet from the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: B+C Southeast, LLC + APPLICANT: B+C Southeast, LLC
ADDRESS: 2743 Perimeter Pkwy ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta ZIP: 30909 CITY: Augusta ZIP: 30909
PHONE #: (706) 722-5565 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Jordan Notary Public
My Commission Exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 040
Address Pleasant Home Rd. Acreage 5.04
Road Frontage NONE feet on the North/South/East/West (circle one) side of
intersection of Pleasant Home Rd & Old Anderson Rd. Property is approximately 910 feet from the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: McKnight Investment Co + APPLICANT: B+C Southeast, LLC
ADDRESS: 635 NW Frontage Rd ADDRESS: 2743 Perimeter Pkwy
CITY: Augusta GA ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-863-7784 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Chell D. McKeith
Owner's Signature

B. G. Gable
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Gordon Notary Public
My Commission Exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 041
Address 107 Windom Josey Trail Acreage 1.55
Road Frontage 210 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 1050 feet from the
intersection of Pleasant Home Rd + Old Anderson Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mary Christmas Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 107 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: _____ PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Mary Christmas Josey
Owner's Signature

B. C. Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Jakob W. Jordan Notary Public

my commission exp. 2/06/2009

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 042
Address 108 Windom Josey Trail Acreage 2.08
Road Frontage 235 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 1000 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Karen Sheppard Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 108 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-860-4964 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Karen Sheppard Josey B&C Southeast, LLC
Owner's Signature Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet H. Gidom Notary Public

my commission exp 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 043
Address 101 Windom Josey Trail Acreage 1.51
Road Frontage 165 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 845 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Windom H. Josey APPLICANT: B & C Southeast, LLC
ADDRESS: 101 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-831-7040 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet H. Dulan Notary Public

My commission exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 044
Address 105 Windom Josey Trail Acreage 1.55
Road Frontage 225 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 875 feet from the
intersection of Pleasant Home Rd & Old Anderson Road. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Tarynn W. Josey APPLICANT: B&C Southeast, LLC
ADDRESS: 105 Windom Josey Trail ADDRESS: 2743 Perimeter Pkwy
CITY: Martinez ZIP: 30907 CITY: Augusta ZIP: 30909
PHONE #: 706-414-9001 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Tarynn Josey
Owner's Signature

B&C Southeast, LLC
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet M. Williams Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from B-2 to C-2

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 079 Parcel # 045
Address 101 Windom Josey Trl Acreage 1.55
Road Frontage 215 feet on the North/South/East/West (circle one) side of
Windom Josey Trail. Property is approximately 800 feet from the
intersection of Pleasant Home Rd & Old Anderson Rd. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Retail

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Debra F Love McGhee APPLICANT: B+C Southeast, LLC
ADDRESS: 4171 Melvin Rd. ADDRESS: 4743 Perimeter Pkwy
CITY: Evans ZIP: 30809 CITY: Augusta ZIP: 30909
PHONE #: 706 868 5882 PHONE #: (706) 722-5565

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. no (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Debra F. Love McGhee
Owner's Signature

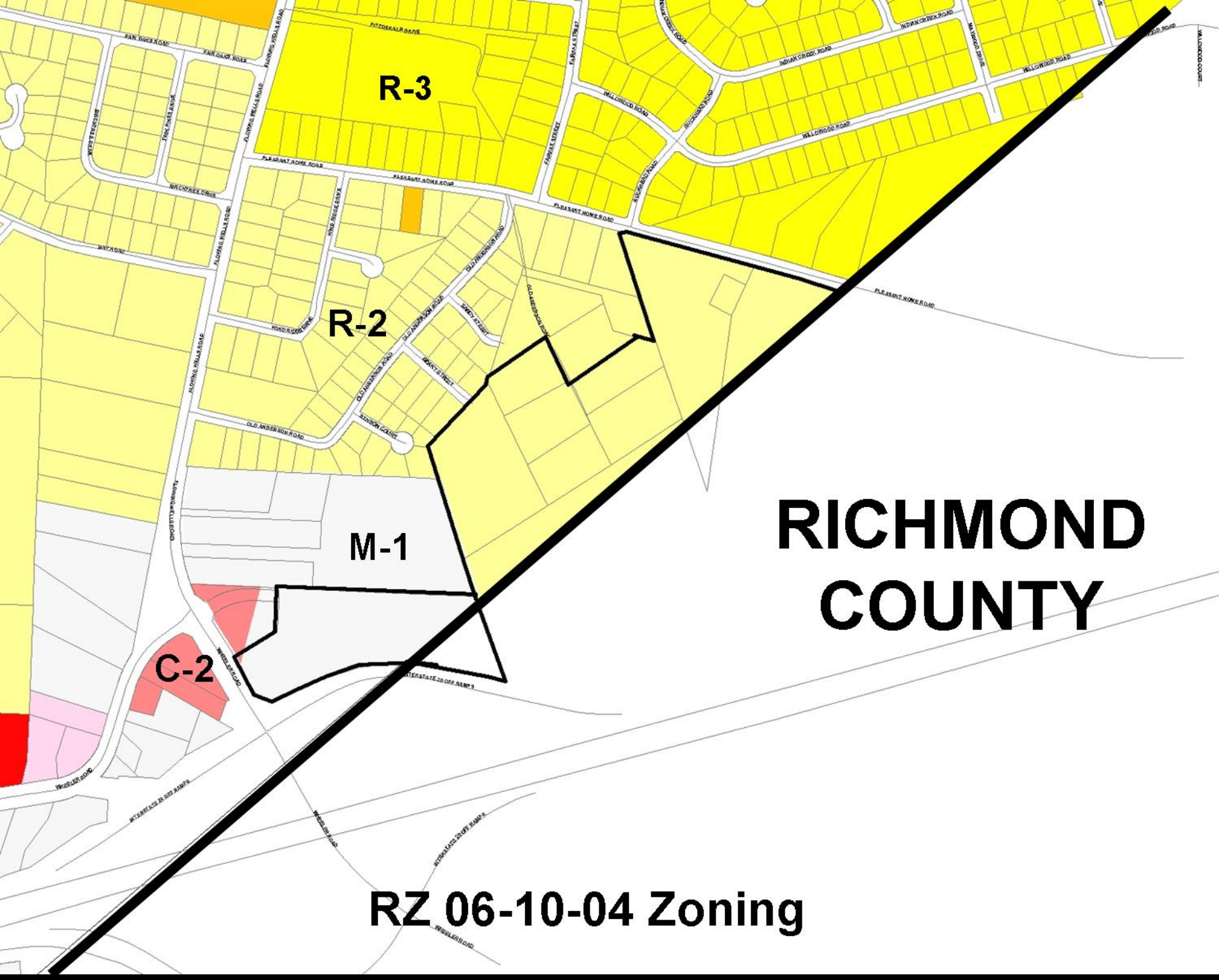
[Signature]
Applicant's Signature

Subscribed and sworn to before me on 14th day of September 2006
By: Janet W. Gordon Notary Public

My Commission Exp. 2/06/2009
Please return original notarized application with all documents, along with your \$535.00 application fee to:
My Commission Expires 2/06/2009 Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____



R-3

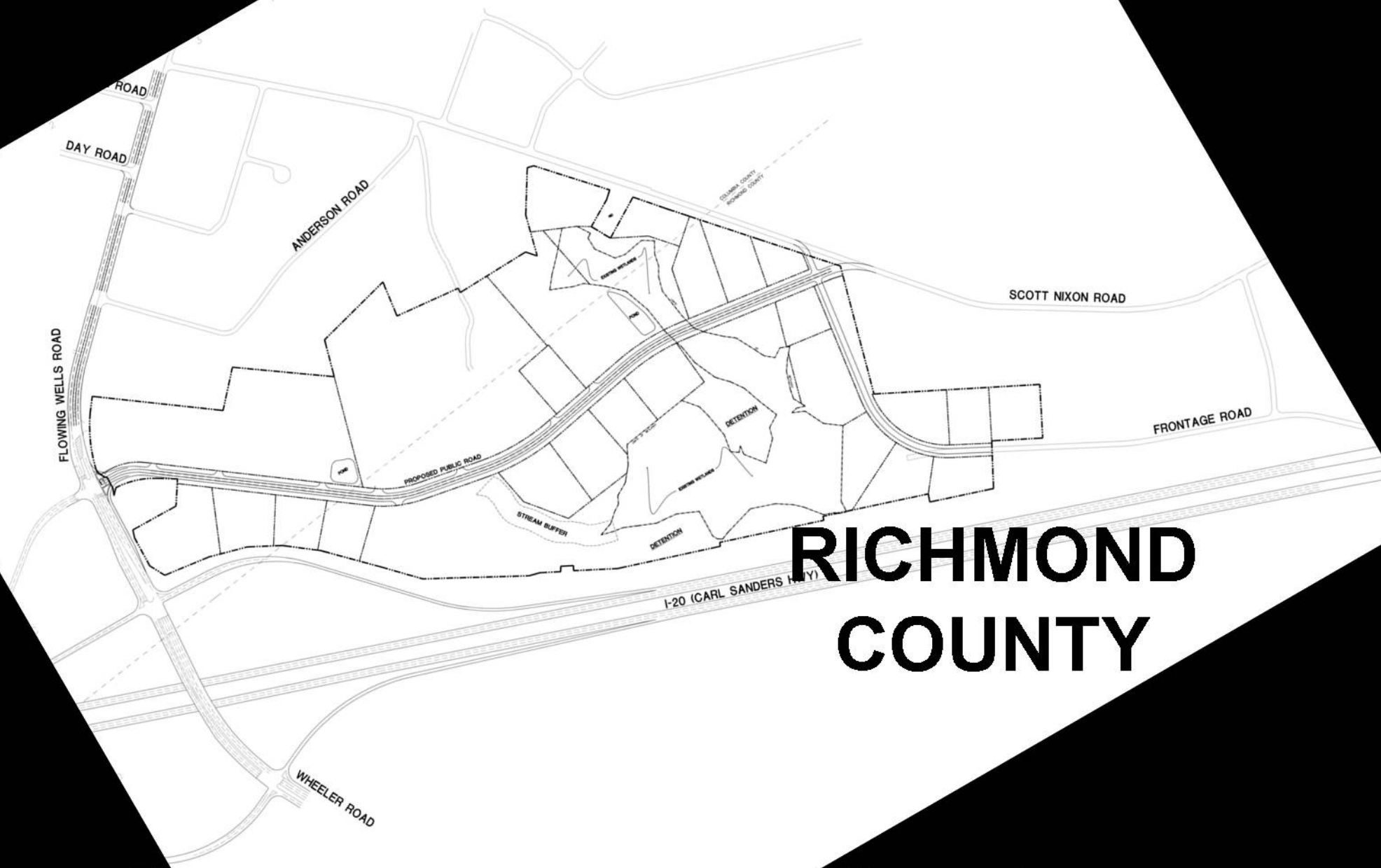
R-2

M-1

C-2

**RICHMOND
COUNTY**

RZ 06-10-04 Zoning



RICHMOND COUNTY

R2 **ad Network**



REZONING

November 2, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

Property Information	
Tax ID	Tax Map 078B Parcel 051I, Tax Map 079 Parcel 039, Tax Map 079 Parcel 040, Tax Map 079 Parcel 041, Tax Map 079 Parcel 042, Tax Map 079 Parcel 043, Tax Map 079 Parcel 044, and Tax Map 079 Parcel 045; And Portion within Columbia County listed in Richmond County for Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0
Location/address	Flowing Wells Road Windom Josey Trail Pleasant Home Road
Parcel Size	± 31.75 acres
Current Zoning	M-1 and R-2 (Light Industrial and Single Family Residential)
Existing Land Use	Single Family Residential
Future Land Use	Property is not located within a node
Request	C-2 (General Commercial)
Commission District	District 2 (Mercer)
Recommendation	Table

Summary and Recommendation

Blanchard and Calhoun Commercial, applicant, and various owners request the rezoning of a combined 31.75 acres located at I-20 and Flowing Wells from M-2 and R-2 to C-2 to allow development of a large shopping center. The property is located at the Columbia/Richmond county line, and future development will require approval of both counties. In addition, the project will require inter-county cooperation as development progresses. Finally, based upon the total commercial square footage, the project may require a Development of Regional Impact (DRI) study through the Regional Development Center (RDC).

The property is located next to Interstate 20, in an area that has historically been industrial and heavy commercial. As such it has been considered a part of or adjacent to the Tier I Martinez commercial node. Given the proximity to I-20 and Bobby Jones Expressway, it is unlikely that the presently zoned R-2 properties would be developed as single family residential. Typical development in close proximity to an interstate would be commercial, industrial, or high density residential. Therefore, staff believes that this location as a large commercial venture does have merit. Although there are established single family uses to the north and west of the proposed commercial use, the code establishes buffering provisions intended to minimize any negative effects that the commercial use may present to the residential uses.



REZONING

November 2, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

The applicant has submitted a preliminary conceptual plan that would redirect commercial traffic from Scott Nixon to the east, and connect with Flowing Wells to the west. Staff is concerned about the potential traffic impact to Pleasant Home, Flowing Wells, and Wheeler Roads. The applicant has commissioned a traffic study to measure the potential impacts, as well as possible solutions or measures to mitigate those impacts. Staff of the county construction and maintenance department has met with the applicant and will be extensively involved should the project move forward. Also, the county water and sewer department will need to be involved to determine where lift stations may be required. As information comes in and is submitted to the various county departments for review, staff will be in a better position to thoroughly evaluate the request, as well as any additional conditions that should be made a part of the recommendation. However, at this time, that information is not available.

Staff recommends **tabling the item until results of a traffic study and thorough infrastructure requirements are available.**

Interdepartmental Review

Conditions

Planning: If the threshold criteria are reached requiring a development of regional impact (DRI) review, the developer will be required to complete those necessary steps.

Engineering: The property is located in the Crane Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia EPD is required.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required.
5. A left turn analysis will be required to determine the need for installation of a left turn lane on Pleasant Home Road.
6. A deceleration lane, dimensioned for the posted speed limit on Pleasant Home Road will be required.
7. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Water and Sewer: Some parcels would require a sewage lift station. The Owner/Developer would be responsible for all costs to provide water and sewer services to various parcels.

Health Department: Must contact health department.

Storm water: An Easement is required over all storm lines.



REZONING

November 2, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

Construction and Maintenance: Access to be approved by Georgia Department of Transportation must approve access to widening project. The County Engineer must approve access to county road.

Comments

Water and Sewer: County water is available on a sixteen inch line on Flowing Wells Road and an eighteen inch line on Wellsbo Court. County sewer is available on an eight inch line on Windom Josey Trail. This project will not affect the capacity of existing water and sewer infrastructure.

Storm water: Permanent drainage and utility easements are required. There are no active projects in the area.

Sheriff: There have been traffic accidents in the past 12 months on Flowing Wells and Pleasant Home Road. This project will affect safety and traffic conditions in the area. Commercial construction sites are high risk areas for thefts and property damage. The Sheriff's Office will implement patrols to deter these types of crimes. There is adequate access for public safety vehicles. Depending on the location of the entrance/exists, this project may require deceleration lanes.

Construction and Maintenance: This project will affect the priority of planned road projects. Columbia County is designing a project from I-20 to Washington Road along Flowing Wells.

Green space: This property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with the prevailing zoning and land use pattern.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request could adversely affect the nearby neighborhood. However, buffering provisions are in place to minimize the impact.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP in so far as this area is considered a part of the Martinez Tier I node.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The property could be used for residential use, although its proximity to I-20 and Bobby Jones Highway would suggest that the property is most suited for high density residential, as opposed to single family.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal could cause excessive or burdensome use of public facilities or services. The applicant has commissioned a traffic study to measure the impact of the proposed commercial use on county owned



REZONING

November 2, 2006

FILE: RZ 06-10-04

M-1 and R-2 to C-2

	roads. Those results are not yet available.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing industrial zoning of nearby properties, but is not reflected in the adjacent residential properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request meets this balance test.



ORDINANCE NO. 06-08

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA ADDING TO CHAPTER 90, ZONING, OF THE CODE OF ORDINANCES, A NEW SECTION UNDER ARTICLE III, COMMERCIAL, INDUSTRIAL, PROFESSIONAL, SPECIAL, PLANNED UNIT DEVELOPMENT AND PLANNED DEVELOPMENT DISTRICTS TO BE DESIGNATED AS SECTION 90-100, NODE PROTECTION OVERLAY DISTRICT; TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to establish Node Protection Overlay Districts ("NPOD") to be imposed as the Board of Commissioners shall determine at various nodes within the unincorporated area of Columbia County to encourage the creation of nodes with a unique identity and to protect public health, safety and welfare through the preservation of the County's nodal areas;

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Addition of Section 90-100. There is hereby added to the Code of Ordinances of Columbia County, Georgia as part of Chapter 90, Zoning, Article III, Commercial, Industrial, Professional, Special, Planned Unit Development and Planned Development Districts, a new section to be designated as Section 90-100 reading as follows:

Sec. 90-100. Node Protection Overlay District

(a) A Node Protection Overlay District (NPOD) can be established to provide for and encourage the creation of a nodal area with a unique identity, to establish design guidelines for all development within the nodal area, to ensure compatibility of commercial development within the node as well as with nearby residential development, to reflect regional styles, to create human scaled architecture and outdoor spaces, to promote pedestrian and bicycle access to the nodal area as well as improving vehicular access and to protect public health, safety and welfare through the preservation and aesthetic enhancement of the county's nodal areas. The adoption of standards in an NPOD for design, construction, screening, landscaping and aesthetics is necessary to ensure that future development will not degrade the character of these nodal areas and will maintain or enhance the aesthetics and function of these nodal areas and their ability to serve as cultural assets for the residents and visitors of Columbia County. Urban design features such as lighting, coordinated signage, street

furniture and landscaping should be used to provide visual cues that tie a nodal area together. The intent of the design review process is to assure respect for the character, integrity and quality of the built environment of a NPOD; it is not intended to stifle compatible innovative architecture within the designated style of design or beneficial economic development. A “node” is defined as the area designated by the Board of Commissioners which surrounds the intersection of two roads usually classified as primary arteries where concentrations of certain types of commercial, professional and in some cases residential development activity are desirable. This is designed to be a concentrated activity center for the location of more intense land uses thereby protecting abutting neighborhoods from such uses, lessening sprawl and making the most efficient use of infrastructure which serves the area.

(b) Property located in an NPOD shall be subject to the requirements, restrictions and limitations for the zoning district in which each property is located subject to modifications made thereto by the requirements, restrictions and limitations set forth for the NPOD.

(c) Property located in a NPOD also shall be subject to such requirements, restrictions and limitations as the ordinance creating that NPOD shall specify. In the event that any property located within an NPOD is also located within a Corridor Protection Overlay District (“CPOD”) pursuant to Section 90-99 of this code, the provisions applicable to the NPOD shall apply to the property and the provision of the CPOD shall not apply to the property.

(d) In order not to stifle compatible innovative architecture or beneficial economic development, the Columbia County Planning Commission may review site plans, building plans and landscape/tree protection plans for any project in a NPOD which do not meet the applicable standards and requirements, and may approve variations from those standards and requirements if the Planning Commission finds that the variations permitted will not materially alter the unique identity and character of the NPOD, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the NPOD or otherwise materially adversely affect the appearance or environment of the NPOD. Prior to approving such a variation, the Columbia County Planning Commission shall hold a public hearing advertised in the same manner as a public hearing for a variance application under section 90-179(c) of this chapter. Any person who appears at such public hearing and supports a position contrary to the actions taken by the Planning Commission may appeal the action of the Planning Commission to the Board of Commissioners of Columbia County by filing a written notice of such appeal with the clerk of the Board of Commissioners and the Director of the Columbia County Planning and Development Services Division. The notice of appeal must be so filed within seven days of the date of the

meeting at which the Planning Commission voted to take the action being appealed from. The Board of Commissioners shall hear such appeal at a regular or special meeting within 30 days of the date the notice of appeal is filed. The action of the Board of Commissioners shall be final.

(e) The Board of Commissioners may create one or more NPODs within the unincorporated area of Columbia County by adopting an amendment or amendments to this section describing the boundaries of the NPOD being created, giving the NPOD a name, setting out any requirements, restrictions and limitations which shall apply to that NPOD and directing that the NPOD be shown by its designated name on the then-current official zoning map of Columbia County.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

ADOPTED _____, 2006, following approval on a first and second reading.

BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]



NODE PROTECTION OVERLAY DISTRICT

Node Protection Overlay District

Chapter	90 (Zoning)
Recommended Roads	

Summary and Recommendation

This amendment to the zoning ordinance may be referred to as the **enabling** legislation for the node protection overlay districts (NPOD). These provisions empower the county to enact a NPOD, but do not specify a specific location for a NPOD. The actual placement of a NPOD at a specific location must be done by a separate ordinance, and there are two such ordinances on the agenda with this enabling legislation.

This enabling ordinance states the purpose of the NPOD:

“encourage the creation of a nodal area with a unique identity, to establish design guidelines for all development within the nodal area, to ensure compatibility of commercial development within the node as well as with nearby residential development, to reflect regional styles, to create human scaled architecture and outdoor spaces, to promote pedestrian and bicycle access to the nodal area as well as improving vehicular access and to protect public health, safety and welfare through the preservation and aesthetic enhancement of the county’s nodal areas.”

It defines a node:

“A ‘node’ is defined as the area designated by the Board of Commissioners which surrounds the intersection of two roads usually classified as primary arteries where concentrations of certain types of commercial, professional and in some cases residential development activity are desirable. This is designed to be a concentrated activity center for the location of more intense land uses thereby protecting abutting neighborhoods from such uses, lessening sprawl and making the most efficient use of infrastructure which serves the area.”

The ordinance stipulates that when a node is established at a specific location by ordinance, the design provisions and other regulations specific to that location shall govern. This ordinance further states that if a NPOD is applied to properties that already are under a corridor protection overlay district (CPOD), the CPOD is lifted and the NPOD regulations take effect. In the two ordinances being considered with this enabling ordinance – the ordinances for the Belair/Columbia and Evans to Locks/Fury’s Ferry intersections – corridor overlays do already apply and would be superseded by the node protection overlays.

Finally, the enabling ordinance contains provisions for allowing variations when:

“the Planning Commission finds that the variations permitted will not materially alter the unique identity and character of the NPOD, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the NPOD or otherwise materially adversely affect the appearance or environment of the NPOD.”

ORDINANCE NO. 06-10

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA AMENDING SECTION 90-100 OF THE CODE OF ORDINANCES OF COLUMBIA COUNTY, GEORGIA TO ADD THERETO SUBSECTION (f)(2) CREATING THE BELAIR/COLUMBIA NODE PROTECTION OVERLAY DISTRICT, TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to amend Sections 90-100 of the Code of Ordinances of Columbia County to create the Belair/Columbia Node Protection Overlay District (the "Belair/Columbia NPOD") in accordance with the provisions of Section 90-100;

WHEREAS, the Board finds that the area surrounding the intersection of Belair Road and Columbia Road is developing into an area of concentration of commercial uses to the extent that it is in the best interests of the general welfare of the public that it be designed to be a concentrated activity center for the location of more intense land uses; and

WHEREAS, the Board finds that it would be in the best interest of the general welfare to establish design guidelines for the Belair/Columbia NPOD to ensure compatibility of its development, to improve the market image and establish a unique style and character of the Belair/Columbia NPOD, to improve pedestrian, bicycle and vehicular access, to preserve and enhance the aesthetics within the Belair/Columbia NPOD, to create clear transitions between the commercial area and the surrounding residential neighborhoods and to create a gateway to Columbia County from the Interstate 20/ South Belair Road interchange;

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Belair/Columbia Node Protection Overlay District There is hereby adopted a new subsection to Section 90-100 of the Code of Ordinances of Columbia County, Georgia which shall be designated subsection 90-100 (f) (2) and shall read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

[Signatures on the Following Page]

ADOPTED _____, 2006, following approval on a first and second reading.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

Exhibit “A”

Section 90-100(f)(2). There is established the Belair/Columbia Node Protection Overlay District (“Belair/Columbia NPOD”) which shall be subject to all of the provisions of this Section 90-100. The boundaries of the Belair/Columbia NPOD and the land included therein shall be as shown on a map of the Belair/Columbia Node Protection Overlay District prepared by the Planning and Columbia County Development Services Division dated October____, 2006, which is incorporated herein by reference and which shall be incorporated into the then current Official Zoning Map of Columbia County, which is also incorporated herein by reference. If a tract of land which is in the Belair/Columbia NPOD is combined with a tract of land which is not in the Belair/Columbia NPOD, the entire combined tract shall automatically be included in the Belair/Columbia NPOD except for any portion of such combined tract which is located in any of the single-family residential zoning districts. Any buildings, structures, signs or uses in the Belair/Columbia NPOD which existed on _____, 2006 which are not in conformance with the requirements for the Belair/Columbia NPOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter. The properties within the Belair/Columbia NPOD shall be subject to the following requirements, restrictions and limitations:

A) Architectural Style

The architectural style for the Belair/Columbia NPOD is Traditional Southern Vernacular. This style reflects native styles and local architectural models are found in historic town centers such as downtown Augusta or Athens. Buildings would be no more than 50 feet wide with variations in massing, height, material, and façade ornamentation used to break up large buildings so they appear as a series of smaller buildings. Features of southern vernacular commercial architecture:

- I. Parapet walls
- II. Cornice lines at top of facade
- III. Decorative patterns in brick arrangements or by using varied materials
- IV. Columns or pilasters
- V. Store front windows
- VI. Awnings
- VII. Arcades

B) Materials

Materials shall be traditional construction materials such as brick, stone, stucco, or natural wood. Materials that are not permitted include metal, composites, plastics, and vinyl or aluminum siding. Metal may be used for roofing materials.

C) Colors

Colors are required to reflect traditional materials. Predominantly neutral and earth tones reflecting traditional materials are recommended, with trim colors usually in a white or black. No more than three colors may be used for each facade.

D) Massing, Scale, and Height

Human-scale details are encouraged. Human-scale detail can be provided by the use of smaller scale windows and doors. Patterns of brick or patterns of materials create additional detailing. Variations in material or design at the top and bottom of columns also provide visual detail. Cornice lines and other horizontal lines provide a variation in material and color as well. To create a human-scale, large buildings must be broken into smaller masses. At the same time, buildings must have sufficient height to create an architectural presence.

- I. Every building must have a change in height and setback every 50 feet minimum. Usually these changes should occur along with changes in the façade materials.
- II. Storefronts wider than 70 feet must have a height element, a piece of the building that is higher than other surrounding pieces. Usually this height element should be in the center of the building, though it may also be placed at the corner.
- III. The minimum height of the highest point on the facade must be 18 feet, while the minimum average height for the facade must be at least 15 feet.
- IV. The use of parapet walls is encouraged to hide utilities located on the roof.
- V. The maximum height for all buildings is 55 feet.

E) Facades, Side, and Rear

Human-scale detail and variation must be used to make facades interesting and inviting. Facades must be detailed and varied through the use of windows, doors, awnings, materials, height and pattern. The rear and sides of a building may be less detailed so long as they are not visible from the public right-of-way or other private properties.

- I. The facade must vary a minimum of every 50 feet with a change of material, height, or decorative pattern.
- II. A detailed cornice is required at the top of every facade.
- III. The cornice line itself is a decorative horizontal element.
- IV. The regular use of columns or pilasters is strongly encouraged.
- V. Columns must have variation of material or thickness to indicate their base and capital and must occur at least every 15 feet.
- VI. Columns must be used when the building provides an arcade.
- VII. Other permitted materials may be used on the side and the rear so long as these areas are not visible from the public right-of-way or other private properties.
- VIII. If the rear or side is visible from the public right-of-way or adjacent properties, the same material must be used on these sides and decorative patterns of materials, windows, awnings, and columns must be continued to these visible areas.

F) Windows and Doors

Windows and doors are important architectural elements that create visual interest and are channels for interaction between indoor and outdoor space. Creating repetitive but varied patterns of human scaled windows and doors is an effective way to break down large-scale facades.

- I. The main entryway must be marked with a prominent entry feature, such as columns, awnings, or a raised architectural element.
- II. Human-scale doors are encouraged.
- III. Doors made of glass with surrounding windows are encouraged.
- IV. Store front displays of goods are encouraged.
- V. Signs in store front windows that block views into the store are discouraged.
- VI. Each building must have a minimum of 20 percent glazing (glass covered areas).
- VII. Tinted and darkened glass is not permitted.

G) Roof Form

Traditional Southern Vernacular architecture is often defined by the use of parapet walls. Parapet walls increase the sense of presence of the building, screen rooftop utilities, and serve as an opportunity for ornamentation.

- I. Parapet walls must screen all roof equipment.
- II. Parapet walls must be made of the same material as the building facade, though the cornice material may vary.
- III. Metal parapet walls are not permitted.
- IV. The parapet wall must vary in height at least one foot for every 50 feet of length.
- V. Decorative variations in the shape and height of the parapet wall are encouraged.
- VI. As an alternative to using parapet walls, sloped roofs are also permitted. All sloped roofs must meet in a clear roof line or peak.

H) Arcades and Awnings

All buildings must have either regular arcades or awnings. These are important decorative elements that also provide shade and shelter for pedestrians.

I. Arcade Regulations:

- a. Arcades must span at least half of the length of the facade.
- b. Arcades must be integrated into the building facade and be composed of the same materials as the facade.
- c. No separate arcades that are attachments to the facade are permitted.
- d. All arcades must be supported by decorative columns composed of material used elsewhere in the facade.
- e. Arcades must provide at least 8 feet of clear walking distance between the facade and the face of the columns supporting the arcade.

Regular awnings may be used instead of arcades.

II. Awning Regulations:

- a. Awnings must cover at least half the length of the facade.
- b. Awnings must be rectangular in shape, made of canvas, and of a single color. A second color may be used for store name.
- c. Canvas awnings must be maintained in good condition.
- d. The store name may be included on awnings, but no other writing is permitted.

I) Site Design

- I. The main goals for site design in the Belair/Columbia NPOD are to improve the level of landscaping, improve pedestrian circulation, and to break up large parking areas.
 - a. Site designs that place a portion of the parking behind the building are encouraged to break up large parking areas.
 - b. Creating designated pathways and driveways for interparcel access between commercial parcels for pedestrians and vehicles is encouraged.
 - c. The number of curb cuts off of major thoroughfares such as Columbia Road and Belair Road should be minimized, and the distance between curb cuts should be adequate to allow efficient traffic flow.
 - d. All parking areas must have at least one shade tree for every 12 parking spaces.

(II) The basic components of site design at the Belair/Columbia NPOD are:

- a. A streetscape at the front of the site, adjacent to the street
- b. A parking area behind the streetscape and in front of the building
- c. A retail promenade behind the parking area and directly in front of the building
- d. The commercial buildings
- e. Loading and other service areas behind the buildings
- f. Buffers where necessary at the back of the site

(III) Pedestrian Access

One of the goals of the Belair/Columbia NPOD is to improve the quality and safety of pedestrian access. Pedestrian access from the sidewalk and between parcels should be considered during site design, and pedestrian routes must be designated in the site plan.

- a. Continuous pedestrian access must be provided from the sidewalk to the primary building entrance.
- b. Pedestrian pathways must be a minimum 5 feet in width.
- c. Where a pedestrian route crosses a vehicular circulation area, signs and pavement markings must be provided to indicate to drivers that they are crossing a designated pedestrian route.

- d. Pedestrian access routes must not involve substantial grade changes or other obstacles to safe pedestrian access.
- e. If the pedestrian path runs along the edge of a parking area, a minimum 3-foot grass or planted buffer must be provided in addition to the 5-foot walkway. This ensures that cars do not infringe upon the walkway area.

J) Retail Promenade

Creating a retail promenade will enhance the shoppers' experience and improve the image of the Belair/Columbia NPOD. The retail promenade consists of a pedestrian area, plantings, and street furniture all provided immediately in front of the building facade. This creates a place for shoppers to walk and possibly take breaks during their shopping experience.

- I. The retail promenade must be a minimum of 8 feet in width, with an average width of 10 feet.
- II. Landscaping and/or street furniture is required on at least 10 percent of the retail promenade.
- III. Paved surfaces shall be of materials that blend with nearby building materials and landscaping materials. Asphalt may not be used for any part of the promenade.
- IV. Any covered arcade area qualifies as part of the retail promenade.

K) Streetscapes

Streetscapes serve to improve the public appearance of the Belair/Columbia NPOD and to enable pedestrian and bicycle access. A consistent streetscape across different properties ties together a unified design theme for the Belair/Columbia NPOD and will help to define it as a gateway to the county.

(I) The streetscape consists of three parts:

- a. A landscape buffer to set the pedestrian area back from the road (Street Buffer)
- b. The sidewalk
- c. A second landscape buffer to shield the view of parking areas (Parking Buffer)

(II) Streetscape Regulations:

- a. The Street Buffer must be a minimum of 5 feet in width.
- b. Lights must be placed every 40 feet in the Street Buffer.
- c. Every other light in the Street Buffer must be a shorter, pedestrian-style light of a kind that matches the street lights.
- d. Both pedestrian and street lights must be capable of accommodating decorative banners to mark events or create a sense of a gateway into Columbia County.
- e. The Parking Buffer must be a minimum of 5 feet in width.
- f. The Parking Buffer must be planted with continuous shrubs or hedges a maximum of 30 inches in height.
- g. The Parking Buffer must have street trees planted every 40 feet on center minimum.

- h. The sidewalk area must be a minimum of 5 feet in width, and the 5-foot width must be clear of any obstacles.
- i. All trees planted for streetscape requirements must be 4-inch caliper minimum at time of planting.
- j. All street trees along Belair Road must be Red Maples.
- k. All street trees along Columbia Road must be Red Maples.
- l. Street and pedestrian lights must be historic and decorative in character.

L) Street Furniture

The use of high-quality street furniture throughout the Belair/Columbia NPOD will create a sense of long-term investment. Consistent street furniture will help to unify the design character of the Belair/Columbia NPOD. Developers must select street furniture that is similar in design, materials, and color. Street and pedestrian lights must be capable of accommodating banners.

Specified street furniture includes:

- I. Street lights
- II. Pedestrian lights
- III. Planters
- IV. Fencing
- V. Bollards
- VI. Benches
- VII. Garbage cans

M) Lighting

Lighting must be designed to minimize light intrusion onto neighboring properties and to preserve dark night skies. Lighting Regulations:

- I. Full cut-off light fixtures are required for all street and pedestrian lights.
- II. Parking lot light fixtures must be no more than 26 feet in height.
- III. Pedestrian light fixtures must be no more than 14 feet in height.
- IV. Taller lighting is permitted along public roadways where required by the Department of Transportation.
- V. White spectrum lighting that preserves true color perception is required.
- VI. Accent lighting to highlight architectural and landscape elements is encouraged.

N) Sign Guidelines

Signs, while important, should generally be subordinate to architectural and landscape features. Signs must integrate with architectural features by matching in scale and materials with surrounding buildings.

- I. All signs must be made of quality, durable materials.

II. Signs must coordinate with architecture in terms of materials and scale.

III. Development signs mark the entrances to commercial complexes:

- a. Monument style signs are required with a maximum height of 20 feet.
- b. The total size of the sign face or message area shall be no more than 200 square feet, and the entire sign structure shall be no more than 300 square feet.
- c. Listing of individual tenants is discouraged. If a list is provided, consistent foreground and background color must be used throughout the sign and must coordinate with the colors used in the commercial development.

IV. Wall-mounted signs are signs posted on buildings to advertise specific stores:

- a. The maximum letter height may be no more than 20 percent of the facade height or 48 inches, whichever is smaller.
- b. Wall-mounted signs must align with other facade elements, such as doorways and windows.

V. Other Sign Regulations:

- a. Each business may have no more than three signs total.
- b. Signs that are not permitted include billboards, pole signs, banners, neon signs, balloon signs, flashing signs, moveable-type signs, and search lights.

O) Buffers and Fences

Landscaped buffers are required between any single family residential use and any non-single family residential use as well as between multifamily residential and commercial or industrial uses.

- I. A 20-foot buffer is required between single family residential uses and any other land use.
- II. A 20-foot buffer is required between multifamily residential uses and commercial uses
- III. The landscaped buffer shall consist of a continuous wall of mature evergreen shrubs.
- IV. Parking, storage, or other similar uses are prohibited in the buffer area.
- V. A solid wooden fence must also be used for screening at the edge of the buffer, and it must be 6 feet in height.
- VI. Barriers and buffers between commercial properties are not encouraged except where necessary for security. In fact, provisions shall be made to promote pedestrian and vehicular access between adjacent commercial developments.

P) Fencing Regulations:

- I. Fencing must be opaque.
- II. Preferred fence material is pressure treated natural wood. Brick and stone walls may be used instead of fencing.
- III. Fences that do not serve a screening purpose may be painted aluminum tubing.

- IV. Fences must be no more than 6 feet tall except when they are used to screen dumpsters and utilities, in which case they can be a maximum of 8 feet in height.

Q) Other Requirements

Commercial developments in the Belair/Columbia NPOD must not present visual blight to any public right-of-way or any residential property. Preventing visual blight can best be done primarily by proper site design and secondarily by screening. The following regulations apply:

- I. Utility wires must be buried by the developer for any new commercial development with more than 150 feet of frontage on Columbia Road or Belair Road. High voltage utility wires are excluded from this requirement.
- II. Outdoor storage of merchandise or materials is not permitted.
- III. Utilities and dumpsters must be out of view of both the public right-of-way and nearby residential properties.
- IV. Loading and service areas must be out of view from public rights of way.

Definitions: The terms used in this Section shall have the meanings as follows:

- I. Arcade - A covered walk, lit from the top, lined with shops or offices on one or more levels.
- II. Awning - A roof-like covering of canvas, or the like, oft en adjustable, over a window, door, etc. to provide protection against the sun, rain, and wind.
- III. Base - The lowest visible part of a building, oft en distinctively treated.
- IV. Capital - The topmost structure member of a column, pilaster, anta, or the like, often decorated.
- V. Column - In classical architecture, a cylindrical support consisting of a base, shaft, and capital
- VI. Cornice - The exterior trim of a structure at the meeting of the roof and wall; any molded
- VII. projection which crowns or finishes the part to which it is affixed.
- VIII. Development Sign - Free-standing sign that indicates an entire development.
- IX. Facade - The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.
- X. Full Cut-Off Light Fixture - A light fixture where no light is shed above the horizontal line of the head of the light fixture.
- XI. Glazing - The glass surface of an opening; a window or door with glass.

- XII. Height Element - A part of a building where the facade raises to a greater height than adjacent parts of the building.
- XIII. Human Scale - The arrangement of structures, spaces, and details in a way that relates well to the proportions of the human body and its normal operations.
- XIV. Interparcel Access - Routes for vehicles or pedestrians to move between two independently owned or managed parcels without using the public right-of-way.
- XV. Massing - The visual appearance of distinct, discrete solid spaces occupied by a structure.
- XVI. Parapet Wall - The part of a wall which is entirely above the roof.
- XVII. Pilaster - An engaged pier or pillar, often with a capital and base; Or decorative features that imitate engaged piers but are not supporting structures, as a rectangular or semicircular member used as a simulated pillar in entrances or other door openings and fireplace mantels.
- XVIII. Promenade - A suitable place for walking for pleasure, as a mall.
- XIX. Scale - A system of proportion by which a building and its various parts relate to each other in size or extent.
- XX. Site Design - The arrangement of building and landscape materials on a site to achieve desired purposes, such as access or pleasing views.

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]



BELAIR ROAD / COLUMBIA ROAD PROPOSED NODE OVERLAY

Intersection of Belair Road and Columbia Road

Chapter	90 (Zoning)
Recommended Roads	Belair Road and Columbia Road

Summary and Recommendation

Staff recommends approval of the design standards for the Belair Road/Columbia Road intersection.

Columbia County initiated the process of creating design standards for two nodes or intersections that are developing into Tier II commercial nodes. The intent is to have design standards in place for all the active or emerging Tier I and Tier II commercial nodes, the larger two categories of commercial concentration. Both active Tier I nodes, Evans and Martinez, are regulated by either the Evans town center provisions or the design standards established for the Martinez redevelopment effort.

Three Tier II nodes are either active or emerging. The Tier I node at Greenbrier is emerging and the area is zoned PUD. Its design standards will be articulated and regulated through the PUD overlay provisions. The other two Tier II nodes, Belair Road/Columbia Road and Evans-to-Locks/Fury's Ferry Road, are being addressed through the node overlays being considered at this public hearing.

The design standard for Belair Road/Columbia Road is "traditional southern vernacular," a style of architecture that is very common to southern downtowns and is well illustrated by the building styles in downtown Augusta, Athens and many other Georgia cities. The style emphasizes the use of parapet façade walls, with the use of cornices, columns, pilasters, awnings and arcades to give variation and character to the buildings. The design provisions prescribe façade, window and roof treatments required to portray the traditional southern vernacular motif.

The node overlay design prescribes site design standards to establish well landscaped pedestrian areas along streets as well as leading from streets and parking areas to sidewalk areas (promenades) along the fronts of commercial buildings. The design standards prescribe landscaping, buffering, signage and street furniture and fixture requirements as well.

The design standards were developed by the consultant EDAW working with a citizen advisory committee. The consultant met with the committee to gain insight into the character of each intersection area, and any initial feedback from the committee. The Belair/Columbia committee felt that the overlay should extend in all four directions nearly the same distance as possible. This distance was established at 2,100 feet from the intersection. One additional meeting was held to provide to the committee the consultant's recommendations. The Belair/Columbia committee provided some comments regarding the design standards, but were generally in agreement with the consultant's recommendations.

ORDINANCE NO. 06-09

ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA AMENDING SECTION 90-100 OF THE CODE OF ORDINANCES OF COLUMBIA COUNTY, GEORGIA TO ADD THERETO SUBSECTION (f)(1) CREATING THE EVANS TO LOCKS/FURYS FERRY NODE PROTECTION OVERLAY DISTRICT, TO PROVIDE FOR AN EFFECTIVE DATE AND TO REPEAL ANY CONFLICTING ORDINANCES

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County, Georgia (the "Board").

WHEREAS, the Board desires to amend Sections 90-100 of the Code of Ordinances of Columbia County to create the Evans to Locks/Furys Ferry Node Protection Overlay District (the "EL/FF NPOD") in accordance with the provisions of Section 90-100;

WHEREAS, the Board finds that the area surrounding the intersection of Evans to Locks Road and Furys Ferry Road is developing into an area of concentration of commercial uses to the extent that it is in the best interests of the general welfare of the public that it be designed to be a concentrated activity center for the location of more intense land uses; and

WHEREAS, the Board finds that it would be in the best interest of the general welfare to establish design guidelines for the EL/FF NPOD to ensure compatibility of its development, to establish a unique style and character of the EL/FF NPOD, to improve pedestrian, bicycle and vehicular access and to preserve and enhance the aesthetics within the EL/FF NPOD.

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of the same as follows:

Section 1. Evans to Locks/Furys Ferry Node Protection Overlay District There is hereby adopted a new subsection to Section 90-100 of the Code of Ordinances of Columbia County, Georgia which shall be designated subsection 90-100 (f) (1) and shall read as set forth in Exhibit "A" attached hereto and incorporated herein.

Section 2. Effective Date. This Ordinance shall become effective upon its adoption.

Section 3. Conflicting Ordinances. Any Ordinances or portions of Ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to eliminate such conflict.

[Signatures on the Following Page]

ADOPTED _____, 2006, following approval on a first and second reading.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

Exhibit “A”

Section 90-100(f)(1). There is established the Evans to Locks/Furys Ferry Node Protection Overlay District (“EL/FF NPOD”) which shall be subject to all of the provisions of this Section 90-100. The boundaries of the EL/FF NPOD and the land included therein shall be as shown on a map of the Evans to Locks/Furys Ferry Node Protection Overlay District prepared by the Columbia County Planning and Development Services Division dated October____, 2006, which is incorporated herein by reference and which shall be incorporated into the then current Official Zoning Map of Columbia County, which is also incorporated herein by reference. If a tract of land which is in the EL/FF NPOD is combined with a tract of land which is not in the EL/FF NPOD, the entire combined tract shall automatically be included in the EL/FF NPOD except for any portion of such combined tract which is located in any of the single-family residential zoning districts. Any buildings, structures, signs or uses in the EL/FF NPOD which existed on _____, 2006 which are not in conformance with the requirements for the EL/FF NPOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter. The properties within the EL/FF NPOD shall be subject to the following requirements, restrictions and limitations:

A) Architectural Style

The architectural style for the EL/FF NPOD is neoclassical. Neoclassical architecture reflects a style widely appreciated in Columbia County, and is compatible with many of the residential designs nearby. Neoclassical architecture reflects a diverse range of styles that were popular in America in the early 19th century and based on classical models. Some key characteristics of neoclassical architecture are symmetry and ample, proportionate detailing.

Some features of neoclassical architecture are:

- I. Symmetrically placed windows
- II. Small windows (“lights”) as details over doors and at other places on the facade
- III. Columns or pilasters with capitals
- IV. Human-scaled windows and doors
- V. Gabled or pedimented roofs

B) Materials

Materials must be traditional construction materials such as brick, stone, stucco, or natural wood. Materials that are not permitted include metal, composites, plastics, and vinyl or aluminum siding. Metal may be used for roofing materials.

C) Colors

Colors must reflect traditional materials and colors used in Neoclassical architecture. Predominantly neutral and earth tones are recommended, with trim colors usually in a white or black. Generally three colors are adequate for each facade.

D) Unique Element

Each development must have a unique architectural element that serves as the defining feature for the entire development, such as a clock tower.

E) Massing, Scale, and Height

To create a human scale, large buildings must be broken into smaller masses. Each larger building must look like a collection of adjacent smaller buildings of different types.

I. For smaller store sizes:

- a. The facade must have a change in setback every 40 feet minimum. This means that some storefronts will project further than others.
- b. The storefront must also have a change in material, color, fenestration, or height along with each change in setback.

II. For larger store sizes:

- a. The preferred arrangement is to have several smaller scale stores in front, hiding the large-scale facade.
- b. As an alternative, larger stores must have a tall architectural element with a horizontal forward setback either in the center, at a major entrance or at the corner of the building.
- c. Large-scale stores over 150 feet in length must have additional variations in massing as well.

III. The recommended height for most structures is two stories. The two story height creates a better sense of enclosure than one story without creating an overwhelming sense of scale.

- a. Variations between two and three stories are encouraged.
- b. One story buildings are permitted, but must have dormers or a similar architectural feature to create the illusion of a taller building.
- c. The maximum allowable building height in the EL/FF NPOD is 45 feet.

F) Recommended uses for upper floors:

- I. Residential uses are permitted on the upper floors. These may be in live-work arrangements in combination with the first floor or as separate spaces.
- II. Office uses are permitted on upper floors.
- III. Generally a mixed-use arrangement works well when the grade on the back side is higher than the grade on the front, allowing for separate ground level entrances for the various uses.

G) Windows and Doors

Facades must have regular windows and doors to increase the architectural detail and create a human scale environment. Windows and doors create visual detail and are channels for interaction between indoor and outdoor space. Windows and doors must be framed by detailing elements such as lintels, shutters, and pediments.

I. Window Regulations:

- a. At least 50 percent of the storefront between three and eight feet above ground level must be transparent glass.
- b. Upper floor windows and dormers must be evenly spaced and vertically oriented (taller than they are wide).
- c. Upper floor windows must be double-hung and have multiple, small panes.
- d. Shutters or balcony rails outside windows are encouraged.
- e. Lintels and/or brick variations above and below windows are required.

II. Door Regulations:

- a. Doors must be recessed a minimum of eight inches to create an appearance of thick walls.
- b. Doorways must be made of wood or glass materials.
- c. Doorways must be traditional sizes.
- d. Lights above doors and thick door surrounds are strongly encouraged.

H) Related Regulations:

- I. Top of the facade must be marked by a detailed cornice.
- II. Dentils or other similar types of ornamentation are encouraged.
- III. Small arcades and awnings are encouraged.
- IV. If awnings are used, they must be rectangular, canvas awnings and must be maintained in good condition.

I) Roofs

Roofs are defining architectural features. Sloped roofs for commercial buildings will help to reinforce the neoclassical architectural theme and will help commercial development mesh with nearby residential areas.

(i) Roof Regulations:

- a. All roofs must be sloped.
- b. Roofs may be hipped or gabled, and a front facing pediment is encouraged.
- c. For smaller storefront types, the minimum pitch is 4:12.
- d. For larger storefronts, each massing element must have a distinct sloped roof.
- e. Roofs may be made of various materials, including traditional asphalt as well as standing seam metal.

(ii) Sloped roofs are required for large buildings and storefronts as well:

- a. Instead of a single, large sloped roof, the building shall have a series of smaller roofs, with the roofs corresponding to the building massing.
- b. The sloped roof must be the only part of the roof visible from the front and the sides of the building. No equipment stored on the roof may be visible from the front or the sides of the building.
- c. The sloped roof must rise to a height of at least eight feet from its lowest to its highest point for the tallest roof segment.

(J) Site Design

Site design can help create a human-scaled, pedestrian-oriented experience. The site design must emphasize the interaction of indoor and outdoor space. Outdoor spaces should encourage leisurely shopping, browsing, and gathering. It is the character of outdoor gathering spaces that creates the sense of neighborhood-friendly shopping areas.

One of two site designs is required:

I. Small Setback Site Design

Small setback site design balances having a street-friendly presence with enough of a setback to buffer the noise from nearby street traffic. This site design places the building fairly close to the public sidewalk. As a result, pedestrian and bicycle access is easier and shoppers are encouraged to park once and walk between shopping destinations.

- a. No more than one bay of parking (about 60 feet of pavement) can be placed between the retail promenade and the streetscape.
- b. Additional parking areas can be provided in the rear and on the edges of the site.
- c. Sidewalks of minimum 5-foot width must be provided connecting any parking areas with the retail promenade area in front.

II. Internal Main Street Site Design

Internal main street designs are also permitted. These designs incorporate a ‘main street’ internal to the site, with building facades and retail promenades lining both sides of the main street. The goal of the main street design is to create a quiet, pedestrian friendly outdoor area internal to the site.

- a. No more than three bays of parking are permitted between the building facades.
- b. Usually the main street avenues have one-way lanes with diagonal parking, to slow down traffic and encourage convenient parking.
- c. Overflow parking is permitted on the periphery of the site, including between the public roads and the site.

III. The backs of the buildings that face the public right-of-way must be carefully addressed:

- a. Facade materials and some treatments must be continued to the side or rear of buildings that face the right-of-way. For example, window and roof patterns must continue in a similar pattern on the side or rear.
- b. Dumpsters and utilities must not be visible from rights-of-way or from residential properties.
- c. A 6-foot masonry wall is recommended between the streetscape and the rear of buildings.
- d. Loading at grade level in the rear is encouraged when possible.

For both types of site design, all parking areas must have at least one shade tree per every 10 parking spaces.

K) Retail Promenade

The promenade consists of the pedestrian area immediately in front of the building facade. A well-designed promenade is essential to creating inviting, pedestrian friendly common spaces. The promenade is made inviting by its width, by the use of a variety of quality materials, and by providing amenities such as lighting, planters, and seating. The promenade serves the functions of both an outdoor place for activity and for pedestrian transportation.

- I. The retail promenade must be a minimum of 10 feet in width, with an average width of 14 feet.
- II. Landscaping and/or street furniture is required on at least 10 percent of the retail promenade.
- III. All-brick promenades are encouraged, and the promenade must consist of at least 50 percent brick or stone.
- IV. Paved surfaces shall be of materials that blend with nearby building materials and landscaping materials. Asphalt may not be used for any part of the promenade.
- V. Continuous pedestrian access must be available from the street sidewalk and from parking lots to the retail promenade along a minimum 5-foot width sidewalk.
- VI. If the pedestrian path leading to the promenade runs along the edge of a parking area, a minimum 3-foot grass or planted buffer must be provided in addition to the 5-foot walkway. This ensures that cars do not infringe upon the walkway area.

(L) Parks and Plazas

In addition to the retail promenade, large sites (over 10 acres) must also incorporate parks and/or plazas as gathering places. Inviting gathering places help build a sense of community for nearby residents and encourage shoppers to linger. Parks and plazas must be integrated into shopping areas so that they are visible from actively used areas such as promenades or storefronts, and not placed in a hidden part of the site. In fact, a well-placed plaza may be an extension or expansion of the promenade area. A plaza can serve as an outdoor waiting area for a busy restaurant. Plazas and parks do not need 'play' equipment - all that is needed is seating areas, trees and plants, shade, and perhaps a fountain or monument as a central element.

- I. The minimum size for a park or plaza is 5 percent of the disturbed area for sites over 10 acres in size.
- II. As an alternative to a park or plaza, the developer may choose to leave at least 5 percent of the site land undisturbed. The undisturbed area must be forested and is subject to the approval of the planning department.

(M) Streetscapes

Streetscapes serve to improve the public appearance of a EL/FF NPOD and to enable pedestrian and bicycle access. A consistent streetscape across different properties ties together a unified design theme for the EL/FF NPOD.

- I. The streetscape consists of three parts:
 - a. A landscape buffer to set the pedestrian area back from the road (Street Buffer)
 - b. The sidewalk
 - c. A second landscape buffer to shield the view of parking areas (Parking Buffer)
- II. Streetscape Regulations:
 - a. The Street Buffer must be a minimum of 5 feet in width.
 - b. The Street Buffer must have street trees planted every 40 feet on center, minimum.
 - c. Lights must be placed at least every 40 feet in the Street Buffer.
 - d. Two out of every three lights in the Street Buffer must be a pedestrian-style light, which are shorter, and of a design that matches the street lights.
 - e. The Parking Buffer must be a minimum of 5 feet in width.
 - f. The Parking Buffer must be planted with continuous shrubs or hedges a maximum of 30 inches in height.
 - g. The Parking Buffer must have street trees planted every 40 feet on center minimum.
 - h. The sidewalk area must be a minimum of 8 feet in width and must be clear of any obstacles.
 - i. All trees planted for streetscape requirements must be 4-inch caliper minimum at time of planting.
 - j. All street trees along Fury's Ferry must be Nuttall Oaks.
 - k. All street trees along Evans to Locks Road must be Allee Elms.
 - l. Street and pedestrian lights must be historic and decorative in character.

III. Alternative to Streetscape Development:

- a. As an alternative to a streetscape, the developer may leave an area equal to the size of the required streetscape undisturbed. The undisturbed area must be located along the street edge of the development, must be forested, and is subject to the approval of the Columbia County Department of Planning and Development department.

(N) Street Furniture

The use of high-quality street furniture throughout the EL/FF NPOD will create a sense of long-term investment and enhance property values. Consistent street furniture will help to unify the design character of the EL/FF NPOD. Developers must select street furniture that is similar in design, materials, and color.

Specified street furniture includes:

- I. Street lights
- II. Pedestrian lights
- III. Planters
- IV. Fencing
- V. Bollards
- VI. Benches
- VII. Garbage cans

(O) Lighting

Lighting must be designed to minimize light intrusion onto neighboring properties and to preserve dark night skies. Lighting Regulations:

- I. Full cut-off light fixtures are required for all street and pedestrian lights.
- II. Parking lot light fixtures must be no more than 26 feet in height.
- III. Pedestrian light fixtures must be no more than 14 feet in height.
- IV. Taller lighting is permitted along public roadways where required by the Department of Transportation.
- V. White spectrum lighting that preserves true color perception is required.
- VI. Accent lighting to highlight architectural and landscape elements is encouraged.

(P) Sign Guidelines

Signs, while important, should be subordinate to architectural and landscape features. Signs must integrate with architectural features by matching in scale and materials with surrounding buildings.

- I. All signs must be made of quality, durable materials.
- II. Signs must coordinate with architecture in terms of materials and scale.
- III. Development signs mark the entrances to commercial complexes.
 - a. Monument style signs are required with a maximum height of 20 feet.
 - b. The total size of the sign face or message area shall be no more than 200 square feet, and the entire sign structure shall be no more than 300 square feet.

- c. Listing of individual tenants is discouraged. If a list is provided, consistent foreground and background color must be used throughout the sign and must coordinate with the colors used in the commercial development.

IV. Wall-mounted signs are signs posted on buildings to advertise specific stores.

- a. The maximum letter height may be no more than 15 percent of the facade height or 36 inches, whichever is smaller.
- b. Wall-mounted signs must align with other facade elements, such as doorways and windows.

V. Other Sign Regulations:

- a. Each business may have no more than three signs total.
- b. Signs that are not permitted include billboards, pole signs, banners, neon signs, balloon signs, flashing signs, moveable-type signs, and search lights.
- c. Perpendicular signs are encouraged. Generally perpendicular signs are made of wood, and may project no more than 4 feet from the building facade.
- d. Glass-etched signs are also encouraged. Signs on awnings are also permitted, but the size of the lettering must not be any larger than the size permitted on the building facade.
- e. Temporary signs are prohibited.

Small-scale signs can actually enhance the quality of the pedestrian environment. The key to quality signs is proper scale, quality materials, and quality craftsmanship. Colors must generally be muted and natural.

(Q) Buffers and Fences

Landscaped Buffers are required between any single family use and any non-single family use as well as between multifamily and commercial or industrial uses.

- I. A 30-foot landscaped Buffer is required between any single family use and any non-single family use.
- II. A 20-foot Buffer is required between multifamily residential uses and commercial uses.
- III. The landscaped Buffer shall consist of a continuous wall of mature evergreen shrubs.
- IV. Parking, storage, or other similar uses are prohibited in the Buffer area.
- V. A solid wooden fence 6 feet in height must also be used for screening at the edge of the Buffer.
- VI. Barriers and Buffers between commercial properties are not encouraged except where necessary for security. Provisions must be made to promote pedestrian and vehicular access between adjacent commercial developments.

(R) Fencing Regulations:

- I. Fencing must be opaque.
- II. Preferred fence material is pressure treated natural wood. Brick and stone walls may be used instead of fencing.
- III. Fences must be no more than 6 feet tall except when they are used to screen dumpsters and utilities, in which case they can be a maximum of 8 feet in height.

(S) Other Requirements

Commercial developments in the Evans to Locks/Fury's Ferry EL/FF NPOD must not present visual blight to any public right-of-way or any residential property. Preventing visual blight can best be done primarily by proper site design and secondarily by screening.

The following regulations apply:

- I. Utility wires must be buried for any new commercial development
- II. Outdoor storage of merchandise or materials is not permitted.
- III. Utilities and dumpsters must be out of view.
- IV. Loading and service areas must be out of view from public rights of way.
- V. No drive through windows are permitted.

(T) Definitions: The terms used in this Section shall have the meanings as follows:

- I. Bay of Parking - Two rows of parking, facing opposite directions and accessed by a single aisle.
- II. Column - In classical architecture, a cylindrical support consisting of a base, shaft, and capital.
- III. Cornice - The exterior trim of a structure at the meeting of the roof and wall; any molded projection which crowns or finishes the part to which it is affixed.
- IV. Dentil - One of a band of small, square, tooth like blocks forming part of the characteristic ornamentation of the Ionic, Corinthian, and Composite orders.
- V. Development Sign - Free-standing sign that indicates an entire development.
- VI. Dormers - A structure projecting above a sloping roof, usually housing a vertical window.
- VII. Facade - The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.
- VIII. Fenestration - The arrangement and design of windows in a building.
- IX. Full Cut-Off Light Fixture - A light fixture where no light is shed above the horizontal line of the head of the light fixture.

- X. Gable - A roof having a single slope on each side of a central ridge; also, a vertical surface commonly situated at the end of a building, usually adjoining a pitched roof.
- XI. Hipped - A roof comprising adjacent flat surfaces that slope upward from all sides of the perimeter of the building, requiring a hip rafter along each intersection of the inclined surfaces.
- XII. Human Scale - The arrangement of structures, spaces, and details in a way that relates well to the proportions of the human body and its normal operations.
- XIII. Lights - An aperture through which daylight is admitted to the interior of a building; a pane of glass, a window, or a compartment of a window.
- XIV. Lintels - A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it; usually of steel, stone, or wood.
- XV. Massing - The visual appearance of distinct, discrete solid spaces occupied by a structure.
- XVI. Neoclassical - An architectural style based primarily on the use of forms of Classical antiquity used in both public buildings and opulent homes; aspects of this style are imitative of the
- XVII. Classical Revival style or the Greek Revival style.
- XVIII. Pediment - In Classical architecture, a triangular gable usually having a horizontal cornice, with raked cornices on each side, surmounting or crowning a portico or another major division of a facade, end wall, or colonnade.
- XIX. Perpendicular Sign - A sign that is oriented at a perpendicular angle to the facade and so encroaches into the space in front of the facade.
- XX. Pilaster - An engaged pier or pillar, often with a capital and base; or decorative features that imitate engaged piers but are not supporting structures, as a rectangular or semicircular member used as a simulated pillar in entrances or other door openings and fireplace mantels.
- XXI. Promenade - A suitable place for walking for pleasure, as a mall.
- XXII. Scale - A system of proportion by which a building and its various parts relate to each other in size or extent.
- XXIII. Setback - The minimum distance between a reference line (usually a property line) and a building or portion thereof as required by ordinance or code.

- XXIV. Site Design - The arrangement of building and landscape materials on a site to achieve desired purposes, such as access or pleasing views.
- XXV. Streetscape - The treatment of landscape immediately adjacent to a public street, usually involving a sidewalk, street furniture, trees and usually for the benefit of pedestrian use.

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2006 at 6:30 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2006.

Phebe J. Dent
CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA

[County Seal]



EVANS TO LOCKS / FURY'S FERRY ROAD PROPOSED NODE OVERLAY

Intersection of Evans To Locks and Fury's Ferry Road

Chapter	90 (Zoning)
Recommended Roads	Evans To Locks and Fury's Ferry Road

Summary and Recommendation

Staff recommends approval of the design standards for the Evans to Locks/Fury's Ferry Road intersection.

Columbia County initiated the process of creating design standards for two nodes or intersections that are developing into Tier II commercial nodes. The intent is to have design standards in place for all the active or emerging Tier I and Tier II commercial nodes, the larger two categories of commercial concentration. Both active Tier I nodes, Evans and Martinez, are regulated by either the Evans town center provisions or the design standards established for the Martinez redevelopment effort.

Three Tier II nodes are either active or emerging. The Tier I node at Greenbrier is emerging and the area is zoned PUD. Its design standards will be articulated and regulated through the PUD overlay provisions. The other two Tier II nodes, Belair Road/Columbia Road and Evans-to-Locks/Fury's Ferry Road, are being addressed through the node overlays being considered at this public hearing.

The design standard for Evans to Locks/Fury's Ferry Road is "neoclassical," a style of architecture that is characterized by symmetry and formality and is well illustrated by the Columbia County Justice Center in Evans. The style emphasizes the use of vertical, very symmetrical window arrangement, columns and pilasters, formal balcony treatments on building facades, and the use of cornices and other façade embellishments in a classical style. The design provisions prescribe façade, window and roof treatments required to portray the neoclassical motif.

The node overlay design prescribes site design standards to establish well landscaped pedestrian areas along streets as well as leading from streets and parking areas to sidewalk areas (promenades) along the fronts of commercial buildings. The design standards prescribe landscaping, buffering, signage and street furniture and fixture requirements as well. The site design standards for this node prescribe that commercial developments are to be brought closer to the road (maximum distance from street to building is the depth of one bay of parking (60 to 64 feet), or developed in the "main street" fashion with rows of buildings facing each other in an internal arrangement and separated by no more than three bays of parking.

The design standards were developed by the consultant EDAW working with a citizen advisory committee. The consultant met with the committee to gain insight into the character of each intersection area, and any initial feedback from the committee. The Evans to Locks/Fury's Ferry Road committee had considerable discussion about the design provisions with one member of the committee voicing opposition to many of the design provisions. Other members of the committee supported the consultant recommendations. The consultant was given all of the comments from that meeting and designed the final set of regulations which are contained in the final report.